

Meeting Minutes

Town Hall Meeting – August 20, 2026

Call to Order

Mayor Spencer called the meeting to order following the Pledge of Allegiance

Invocation – Pastor Doug Morley

Attendees and Participants

- Mayor Spencer
- Commissioner Ernest
- Commissioner Noon
- Commissioner Harrison
- Commissioner Brelia
- Town Manager Cynthia Yost
- Town Attorney Lyndsey Ryan
- Prendi Garcia
- Terry Ferins
- Chris Mason
- Donna Clay
- Leva Taylor
- Bill Shaffner

Agenda Approval, Closed Session Statement, and Approval of Prior Minutes

Council reviewed the agenda and removed the MRDC item. Town Attorney Lyndsay read a statement concerning the closed session held on July 16, 2026, from 7:00 p.m. to 7:38 p.m. for discussion of a personnel matter related to a specific individual and to obtain legal advice regarding breach of contract. Council then reviewed the July 16, 2026, meeting minutes and accepted a correction to the Greensboro Historical Society donation request item to reflect the name Bill Schaffner correctly.

Motions and Votes

- Motion to approve the agenda with the exception of MRDC.
- Motion to approve July 16, 2026, minutes with the correction to Bill Schaffner's name.

Decisions

- Agenda approved as amended.
- July 16, 2026 minutes approved as corrected.

Presentation on Sewer Service Alternatives

Terry Fearins addressed the Council regarding the history of sewer service to the Goldsboro area and possible alternatives to the current arrangement. Drawing on her prior USDA involvement and the work on regional wastewater treatment plant design, Ms. Fearins summarized how Greensboro came to own

the service area and noted that earlier project funding decisions and the need for predictable revenue likely contributed to the present structure. She described nearby examples, including Talbot County which services St. Michael's with their wastewater treatment plant and the Town of Galena's relationship with Kent County, as models showing that collection, conveyance, and treatment responsibilities can be structured in different ways. Ms. Fearins offered assistance in evaluating alternatives if the Town wishes to explore a different long-term arrangement for sewer service involving Goldsboro to Marydel.

Follow-Up

- Town officials may follow up with Terry Fearins and available technical resources if Council elects to explore alternative sewer service structures.

Planning Commission Update

An update was provided from the Planning Commission meeting held the previous evening. The Planning Commission recommended a three-year moratorium on data centers and also requested preparation of a new Solar Energy Overlay District to allow solar panels at the wastewater treatment plant to help reduce electric costs. Council was advised that the recommendations would be forwarded to legal counsel for preparation of the necessary ordinance or resolution for possible September action. Council was also advised that the Planning Commission will hold a public hearing on the Comprehensive Plan on September 28, after which the matter will be forwarded to the Council for its review and a separate Council hearing on final approval.

Follow-Up

- Forward Planning Commission recommendations to legal counsel for drafting before the September meeting.
- Post notice of the Planning Commission public hearing on the Comprehensive Plan scheduled for September 28.

Town Manager's Administrative Report

Town Manager Cynthia Yost reported that the eCode codification project is nearing completion after nearly a year of work, with staff hoping to complete the Town review by the end of August so ordinances can be uploaded to the website. She reported that negotiations for the new Police Chief had been completed and that Prendi Garcia is expected to begin on September 16, while volunteering in advance to help organize the department and bring reporting and training requirements up to date. Ms. Yost stated that all requested documents for the fiscal year 2024 audit had been provided to the auditors, including a revenue report obtained with MCSJ assistance, and that fiscal year 2025 records are now being assembled. She also reported that Jaime Fowler secured an additional \$1,000 grant from the State of Maryland Critical Area Commission for tree planting. Community reminders included the Hometown Hero Flag campaign deadline of August 31 at 4:00 p.m., the annual car show on August 29 from 12:00 p.m. to 4:00 p.m. benefiting the Greensboro Youth Basketball program, and the next regular meeting on September 17 at Town Hall.

- Public Works updates included completion of paving on more than 52,000 square feet of roadway, installation of the new gazebo at Curtis Harvey Park, and continuing planning for Jesse Sutton Park, where preliminary pricing included approximately \$92,000 for the initial sponge base material for the sensory playground area.
- Ms. Yost reported that the Town's reserve account at Shore United Bank had been compromised, that positive pay had been added, and that two Truist credit cards were also compromised. The

Town has transitioned to bill.com for card and bill processing, with invoice backup, multi-person verification, and an audit trail, consistent with auditor and accountant recommendations.

- Ms. Yost advised that preliminary inquiry into a forensic audit for fiscal years 2023 through 2025 indicated an estimated cost range of \$100,000 to \$200,000 and the need for full-time Town support; she is obtaining quotes from firms for presentation in September. She also addressed a complaint concerning a Public Works employee's weekend use of an authorized Town vehicle, stating that GPS review showed speeds of approximately 50 to 55 miles per hour rather than the 70 miles per hour alleged in social media posts.

Follow-Up

- Complete final Town review of eCode materials and proceed with website publication.
- Prepare a clean budget-to-actual report once bank statements are current.
- Present forensic audit cost proposals at the September meeting.
- Install GPS notice stickers on Town vehicles.

Police Department Update from Prendi Garcia

Prendi Garcia reported on his volunteer work assisting the Greensboro Police Department since his retirement. He stated that he has been cleaning and reorganizing files and working to complete mandated reports to the District Court and Annapolis, including matters involving expungements, sexual assault kit requirements, traffic reporting, and the annual use-of-force report. Mr. Garcia outlined a community-focused vision for the department that includes reestablishing an Explorer program for youth, launching the Town's first Citizen Police Academy, and creating a Greensboro Citizen of the Year 2026 recognition process based on resident nominations. He also reported receiving a \$10,000 donation to support department equipment and these community programs, completing FBI internal affairs investigator training in Shippensburg, Pennsylvania, attending terrorism response training, and initiating a request to Under Armour for donated clothing for participants in the Explorer program.

- Explorer program applications are expected to be announced during the first week of October.
- The Citizen Police Academy is expected to meet once each week initially.
- Citizen of the Year nominations are expected to open in October for town residents, with nominators asked to explain the basis for the nomination.

Decisions

- Council acknowledged that Prendi Garcia is volunteering in support of the Police Department before his anticipated start date.
- Town officials stated that Mr. Garcia is authorized to use a marked police vehicle for police department business and that the Town's insurance carrier approved volunteer use under the arrangement described.

Follow-Up

- Continue transition work for the Police Department ahead of the September 16 anticipated chief start date.

Public Comment

During public comment, Chris Mason objected to not being placed on the agenda and criticized the Town's handling of records requests, personnel matters, and communication with the public. During the public comment period, another attendee served papers on Chris Mason, Paula Turner, and Kim Ernest

and the exchange became disorderly. After repeated warnings, the Mayor directed a disruptive attendee, Chris Mason, to leave so the meeting could continue. Donna Clay thanked Prendi Garcia for volunteering, supported the codification effort, objected to continued use of reminder door hangers for water bills, and expressed opposition to creating a separate in-house code enforcement position. Another resident commented that public speculation arises when information is not readily available, cautioned about adding new administrative costs not already included in the budget, and asked the Town to address increasingly aggressive solicitors going door to door. Bill Schaffner, of 212 South Main Street, urged more positive public discourse, stated that many residents have contributed significant volunteer service to the Town over many years, and encouraged continued public engagement in a more constructive manner.

Follow-Up

- Town staff will continue reviewing concerns about solicitors and available enforcement options.

Water Tower Telecommunications Lease Agreement-Talkie

Council reviewed a proposed lease allowing a telecommunications provider to place transmission and reception equipment within a 6-foot by 6-foot area on a Town water tower, similar to the existing AT&T arrangement. Discussion addressed structural review, interference concerns, responsibility for qualified installation and removal, access for maintenance, indemnification, and monthly rent. Council was advised that the agreement provides \$1,000 per month, per Tower to the Town, and 30-day termination rights, and that any engineering or review costs associated with the installation would be borne by the tenant.

Motions and Votes

- Motion to approve the water tower lease agreement as presented.

Decisions

- The water tower telecommunications lease agreement was approved.

Caroline County Public Works Agreement for Extension of Sewer Service

Council reviewed the revised public works agreement with Caroline County concerning extension of municipal sewer service to serve restroom facilities at North County Park. Lyndsey Ryan explained that Council had previously approved the concept and that the returned agreement included clarifying language regarding available capacity, billing at rates charged to similarly situated users, timely Town review of submissions, and a 30-day acceptance or punch-list period after construction. Council was also advised that the agreement reflects one equivalent dwelling unit for the project and that the Caroline County Commissioners had already approved and signed the agreement.

Motions and Votes

- Motion to approve the Caroline County public works agreement for extension of municipal sewer services.

Decisions

- The public works agreement with Caroline County was approved.

Resolution 2026-R-2 Fee Schedule Revisions

Council considered Resolution 2026-R-2 to amend the Town's fee schedule. The resolution established a \$25 permit fee for digging, boring, or trenching work and increased the rental inspection fee from \$125 to \$200 to cover the cost of having MDIA perform rental inspections on the Town's behalf.

Motions and Votes

- Motion to approve Resolution 2026-R-2 amending the fee schedule.

Decisions

- Resolution 2026-R-2 was approved.

Agenda and Meeting Policy

Council discussed confusion caused by multiple drafts and versions of the Town's agenda and meeting policy that had circulated with differing redlines and edits. On advice of counsel, Council determined that the most workable approach would be to rescind the existing policy and start over with a new draft rather than act on the pending replacement resolution that evening.

Motions and Votes

- Motion to rescind Resolution 2026-R-01, the existing agenda and meeting policy.

Decisions

- Resolution 2026-R-01 was rescinded by roll-call vote.
- No action was taken on Resolution 2026-R-3.

Follow-Up

- Prepare a new agenda and meeting policy draft for future consideration.

Ordinance 2026-09 - Occupancy Permits

Ordinance 2026-09 was introduced to repeal and replace Chapter 5 of the Town Code governing occupancy permits. The proposed changes were presented as a means of removing the requirement that an existing, previously occupied home obtain a new use and occupancy permit solely because of a sale or change in ownership, while retaining permit requirements for new construction, changes in use, and qualifying alterations. Council discussed whether a change in ownership should continue to trigger an inspection, how home inspections and utility connection requirements relate to safety concerns, and how unpaid municipal charges or liens should affect permit issuance.

Decisions

- Ordinance 2026-09 was introduced for future public hearing and consideration.

Follow-Up

- Schedule Public Hearing for Ordinance 2026-O-09 for September 17, 2026

Ordinance 2026-010 - Property Maintenance Grass Height Amendment

Ordinance 2026-010 was introduced to amend Chapter 4 of the Town Code so that the allowable grass and vegetation height is consistent at 10 inches. Staff explained that one section of the code had previously been amended to 10 inches while another section still reflected 6 inches, and the ordinance is intended to conform the sections.

Decisions

- Ordinance 2026-010 was introduced for future consideration.

Follow-Up

- Schedule Public Hearing for Ordinance 2026-O-09 for September 17, 2026

Ordinance 2026-011 - Annual Residential Rental Inspections

Ordinance 2026-011 was introduced to amend Chapter 7 of the Town Code to require annual residential rental inspections rather than inspections every two years and to clarify that the inspection requirement applies to each dwelling unit in an apartment complex. Staff stated that the clarification followed review of complaints involving apartment units and further review of how the existing ordinance should be applied.

Decisions

- Ordinance 2026-011 was introduced for future consideration.

Follow-Up

- Schedule Public Hearing for Ordinance 2026-O-09 for September 17, 2026

Tax Revenue Update and Surplus Sale Proceeds

Council received an update that the Town's 2026 tax roll reflected projected property tax revenue of \$1,110,480.47, compared with the budgeted amount of \$1,040,121.00, resulting in additional projected revenue of \$70,359.47. Council also received the results of the recent surplus sale, with gross sales of \$22,300, commission of \$2,230, and net proceeds of \$20,070.

Decisions

- Council reached consensus to place the additional property tax revenue into reserve.
- Council reached consensus that surplus sale proceeds should be returned to the respective department capital accounts associated with the assets sold.

Follow-Up

- Adjust internal fund allocations to place additional tax revenue in reserve and assign surplus sale proceeds to department capital accounts.

Maryland Rural Water Association Apprenticeship Program

Council discussed the Maryland Rural Water Association wastewater operator apprenticeship program. Staff explained that the program would place a trainee at the Town's wastewater treatment plant under a three-year paid arrangement and could help the Town develop an in-house certified operator workforce and eventually reduce reliance on Susquehanna; however, the cost had not been budgeted for the current fiscal year. Council also discussed the Town's current employee training path and the need for more than one qualified plant operator.

Decisions

- Council deferred action on the apprenticeship program until the January budget review period.

Follow-Up

- Revisit apprenticeship program costs and feasibility during January budget discussions.

Aflac Payroll Deduction Request

Council considered a request to allow employees to participate in Aflac supplemental coverage through payroll deduction, with the full cost borne by participating employees and no direct cost to the Town other than processing the deduction and remittance.

Motions and Votes

- Motion to approve employee participation in Aflac through payroll deduction at employee expense.

Decisions

- The Aflac payroll deduction arrangement was approved.

Water Tank and Tower Maintenance Request for Proposals

Council received a report on the request for proposals for a comprehensive water tank and tower maintenance program covering the Town's two water towers. Staff advised that proposals are due August 27, that approximately ten companies had already expressed interest, and that bids would be presented to Council with the expectation of making an award in September. The program is intended to replace the Town's current maintenance arrangement, under which the Town spends more than \$30,000 annually on the towers.

Follow-Up

- Receive and review proposals after the August 27 deadline and prepare a recommendation for the September 17, meeting.

Request for Part-Time Administrative Assistant

Council considered a request for a part-time administrative assistant to help the Town Manager with grant administration, Public Information Act requests, records organization, and related workload demands. During discussion, Ms. Yost reported that she had identified an apparent reimbursement claim of approximately \$23,306 from Sprint for prior years of property taxes paid by the Town under an older tower agreement, and she recommended using that expected reimbursement as the funding source for the position. Council also discussed whether the Town should instead consider a full-time position or shared support arrangement in the future, particularly as the Police Department's administrative needs develop.

Motions and Votes

- Motion to approve a part-time administrative assistant position with funding up to \$23,000, to be funded from the expected Sprint reimbursement.

Decisions

- The part-time administrative assistant position was approved by roll-call vote with the identified funding source.

Follow-Up

- Proceed with creation and recruitment of the part-time administrative assistant position.
- Pursue reimbursement from Sprint and revise lease responsibility for future property tax payments if appropriate.

Code Enforcement Staffing and Outsourcing Options

Council discussed whether to outsource code enforcement or otherwise change the Town's current process. Ms. Yost reported that routine code enforcement had been suspended because Public Works employees had experienced negative confrontations while delivering code notices and no longer felt safe performing that duty. She stated that staff had contacted MDIA and First State for possible outsourced

pricing and explained that complaints would continue to be handled administratively by letter rather than by door hanger. Council members discussed alternatives including complaint-driven enforcement, continued use of letters, outside contractors, and the need for qualified personnel able to support any enforcement action that proceeds to court.

Decisions

- No action was taken on outsourcing code enforcement.

Follow-Up

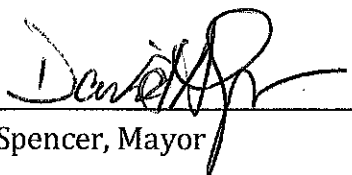
- Obtain pricing and additional options for code enforcement services and return the matter to Council for further discussion in September.

Council Remarks and Future Agenda Procedures

During Council remarks, Commissioner Kim stated that she had previously provided fellow council members and administration with written materials on topics including a proposed cooling-off ordinance, a council information access policy, financial records, revisions to agenda procedures, and document integrity safeguards, and she urged substantive public discussion of those matters rather than leaving them unresolved. Commissioner Kim also read into the record a written statement submitted by a member of the public containing allegations concerning Town Manager Cynthia Yost and disciplinary matters involving Greensboro Police personnel, while expressly stating that the allegations were those of the author and were not independently verified by her. Commissioner Kim then summarized her recollection of a March 19, 2026, meeting at which then Chief Lenox Trams sought to present a complaint concerning the Town Manager in closed session, but the matter was not brought before the full Council. Mayor Spencer responded that the earlier complaint he received had been unsigned, that he requested a signed complaint before taking further action, that he spoke with the Town Manager, who denied the allegations and that no signed complaint was received by then-Chief Lenox Trams. Council and counsel then discussed how future public requests for agenda placement or presentations should be handled after rescission of the prior agenda policy and whether the Town should consider returning to two meetings per month to allow more timely handling of issues.

Follow-Up

- Develop a replacement process for agenda requests and presentations in connection with the new agenda policy draft.
- Continue discussion of meeting frequency and agenda management at a future meeting.



David Spencer, Mayor