

Town of Chesapeake City

Town Council Meeting Minutes

Monday, September 12, 2022

Present: Mayor Rich Taylor, Sarah Ford-Ferrara, Frank Vari, Lee Adams, Ed O'Hara, Todd Greco, Tonya Lockwood (staff), Rob Bernstine (staff), Tom Yeager (attorney)

Absent:

Mayor Rich Taylor called the meeting to order at 6:31 pm, followed by the Pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes:

August 8, 2022, Meeting

Motion: Frank Vari made a motion, seconded by Todd Greco to accept the minutes from the August 8, 2022, Meeting. All in favor, motion carried.

August 22, 2022, Workshop canceled due to lack of business

Council Reports:

Lee Adams

Water and Sewer- The WWTP Progress Meeting was held August 16, 2022. The initial contract completion date of September 17, 2022 will likely not be met however, the final completion date remains January 7, 2023. Many last-minute construction items are being completed, many of the trainings prior to start up have been completed and they have begun testing the plant with clear water. Hopefully, they will start testing with small areas of sewer water later this month. This has been a smooth project in Lee's opinion. Rob reported that we are getting bids to expand the recoating of pavement in the entrance area of the WWTP. We would like to get the neighbor's parking area paved, as construction vehicles have led to a crushed stormwater pipe causing flooding on their property. Lee read the WWTP flows for last month from the County Report (attached). There is an issue with the effluent flows on the South Side. Our numbers are way up. We are attributing it to a possible meter malfunction and an I & I issue. We asked Cecil County to recalibrate the meter to see if that helps. Also, due to that volume being higher than the design capacity of the new plant, we had to send a report to the State last month to state how we will correct the I & I issue. Rob has an estimate to present later regarding this issue.

Planning Commission- The Planning Commission did not meet in September due to lack of business. The Zoning Administrator, Rob Bernstine, approved 4 applications this month.

Sarah Ford-Ferrara

Historic District Commission- The Historic District Commission met on Tuesday, August 23, 2022, they reviewed and approved 1 application. 217 George Street – Replace porch floor on the side porch with Timber Tech Vintage in Dark Hickory, replace front door with 9-lite wood door in black, and replace existing wood steps with granite block steps was approved.

Docks- A new electric pedestal will be delivered soon to replace the broken one. Rob is applying for a grant to replace the decking on the promenade. Rich suggested ordering life rings and fire extinguishers for the docks this fall.

Todd Greco

Public Safety- Todd read the police report (attached) from Sgt. Proctor. There was a verbal complaint about the music from the Bayard House, complaints about Air B & B's parking in resident spots, and the closing of the street for the installation of Prime 225's sidewalk.

Ed O'Hara

Economic Development and Tourism- Ed would like to thank the Car Show organizers for a wonderful event. The Cecil County Arts Council has begun their Sunday Concert Series in Pell Gardens and they will continue throughout September. The Taste of Chesapeake City Event will be held on October 8, 2022. The Christmas Market and Horse Parade will be held on Sat., December 10, 2022. The Candlelight House Tour will be held if they get enough participants in Town.

Frank Vari

Public Works- We have prepared a list of patching and paving locations on the roads and sidewalks; the list was sent out to bid. The 1st St. Sidewalk project will begin tomorrow. We will be sending out a flyer to residents regarding trash, recycling, and yard waste expectations. A dumpster has been ordered and will be placed on the property that once housed the south side water tower. Chesapeake City was the Top Recycling Town again this year and our numbers were outstanding.

Parks and Rec- The committee met in August and are making a list of items they would like to update. The Easter Egg Hunt will be Sat. April 1 with a rain date of April 8 and will be held at Helen Titter Park. The next Cecil County Hazardous Waste Day will be held October 16 from 7:30 am – 3:00 pm., at the landfill.

Rob Bernstine, Town Manager

See attached report.

Brian Hunsberger, Treasurer

The Monthly Financial Reports (attached) were distributed and the account balances as of today were read. Brian recommends paying off the line of credit that we have with First National Bank. We owe approximately \$211,000.00. We would pay \$100,000 this month and then pay off the remainder next month. This line of credit was obtained at the beginning of the WWTP project. We will be finished with Wagner and Associates at the end of September. They will check over all of his work for that month and then he is on his own. They will be available for consult, if needed. We will be replacing our current credit card machine through PNC with one from First National Bank. We will also get a PAY BUTTON put on our website for people to be able to pay certain items online.

Mayor Rich Taylor

Rich spoke with Danielle Hornberger about meeting with us about the old Elementary School Property sometime in October. We have a few developers interested at this time. County Councilman Bob Meffley,

spoke with Sen. Cardin about developing our south side trail amenities. There seems to be grant funding that could be available in 2024.

Action Items:

Event Application – Taste of Chesapeake City

Same event as in previous years. Todd suggests we require event operators to make sure they clean up after themselves for events on Town Property.

Motion: Lee Adams made a motion, seconded by Todd Greco to approve Event Application – Taste of Chesapeake City. All in favor, motion carried.

I & I Evaluation

This evaluation would get us started on the path to correcting our I & I issue. See attached information for further details.

Motion: Lee Adams made a motion, seconded by Sarah Ford-Ferrara to approve the KCI Evaluation Cost Contract. All in favor, motion carried.

Street Repairs

See attached documents for further details and the list of repair areas. Tom Squires' bid for blacktop only is \$8,430.00, he declined to bid on the concrete work. LECCO's bid for blacktop is \$8,947.00 and the bid for the concrete work is \$1,940.00.

Motion: Frank Vari made a motion, seconded by Ed O'Hara to approve the bid from LECCO for the concrete and blacktop repairs, not to exceed the bid amount. All in favor, motion carried.

Line of Credit Payoff

The funds would come out of the Water/Sewer Funds.

Motion: Lee Adams made a motion, seconded by Sarah Ford-Ferrara to approve a principal payment of \$100,000.00 on the Line of Credit with First National Bank. All in favor, motion carried.

Discussion Items:

Electric Vehicle Charging Station

Rob's proposed location for the space would be the first spot in the red lot under the bridge off Second Street as reflected in the attached documents. This location may not be easily found, so another probable location could be the spot closest to the water on Ferry Slip Road. Rob will give both options to Delmarva for consideration. Rich would like him to let them know that we would take more than 1 spot if they are willing to give it.

Stop Sign at Lock and Biddle

Frank spoke with the State, and they initially were in favor of adding the stop sign, however, staff at the State Highway denied the application when it went for official approval due to the lack of traffic volume. We will

continue to work with the State Highway to reconsider the installation of the stop sign by sending the attached letter along with several resident emails. Another resident suggested removing all parking along the west side of Lock from Biddle to the Firehouse instead of installing a stop sign.

Public Comment:

Jason Wolfenden: Where is the money going from the extra cost to the resident parking permits and the parking citations. He also would like to volunteer time to assist Kenn with giving out tickets. He wanted to know if the owner of 105 George was issued a citation after the fact. Are there cameras throughout the town? We need to restrict traffic on George St. to one-lane due to the volume of cars and having parked cars on both sides. There is a sump pump across the street that goes right on Second Street, and it becomes an ice rink in the winter, can that be fixed?

Council Comments:

Todd Greco: Suggests putting the extra funds Mr. Wolfenden mentioned toward adding hours to Kenn's schedule. We also need to stop giving warnings for old stickers. If parking was eliminated on at least 1 side of George Street, it would allow 2 cars to pass at the same time.

Rob Bernstine: No, the owner of 105 George was not issued a ticket after the fact for the use of the expired sticker. No, there are not cameras throughout Town, but there is a camera at Town Hall. If the Town wanted to remove parking on George St., he doesn't think the State would have an issue, but we would need to formally address the issue them. The Town salts the road as often as possible at 105 George St, but he's not sure where else to divert the water. Rob will reach out to the homeowner to see if we can do something about it.

Frank Vari: He talked to the State about repairing George Street by the ramp to the bridge to see if we can get that area fixed.

Rich Taylor: Assured the Fire Company that they would not be in trouble for using the fire siren to commemorate 9/11.

Sarah Ford-Ferrara: We need to further explore the Air B & Bs in Town via an Ordinance or something. We are losing our community. Tom suggested talking with the County about charging the lodging tax to Air B&Bs. It was also suggested that we require them to register with the Town and possibly do an inspection.

Rich Taylor: We will put Air B & Bs on a future Workshop.

Ed and Todd: Both thanked Mr. Wolfenden for coming in to discuss his concerns.

Closed Session:

Council moved into a Closed Session at 8:48 pm.

Motion: Todd Greco made a motion, seconded by Sarah Ford-Ferrara to consult with legal counsel to obtain legal advice regarding the Historic District Decision and the MPK Contract and to discuss personnel matters. All in favor, motion carried.

Motion: Ed O'Hara made a motion, seconded by Sarah Ford-Ferrara to approve enact the items discussed in the Closed Session, specifically that Council intends to participate on the petition for judicial review in support of the Historic District Commission. All in favor, motion carried.

Adjourn:

Motion: Sarah Ford-Ferrara made a motion, seconded by Todd Greco to adjourn the meeting. All in favor, motion carried.

Respectfully Submitted,

Tonya Lockwood

Richard L. Taylor, III, Mayor