Town of Chesapeake City
Town Council Meeting Minutes

Monday, October 12, 2022

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

Absent: Todd Greco

Mayor Rich Taylor called the meeting to order at 6:32 pm, followed by the Pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes:

September 12, 2022, Meeting

Motion: Frank Vari made a motion, seconded by Sarah Ford-Ferrara to accept the minutes from the September 12, 2022, Meeting. All in favor, motion carried.

September 12, 2022, Closed Session (1 of 2)

Motion: Sarah Ford-Ferrara made a motion, seconded by Lee Adams to accept the minutes from the September 12, 2022, Closed Session (1 of 2). All in favor, motion carried.

September 12, 2022, Closed Session (2 of 2)

No Motion, these minutes will be placed on next agenda.

Council Reports:

Lee Adams

Water and Sewer- The WWTP Progress Meeting was held September 20, 2022. The new plant is up and running (partially). The North Side wastewater is going through the new plant and then through the old plant, as we are not fully permitted to use the new plant. If anyone is interested in seeing the minutes from these meetings, please contact Lee for a copy. Lee read the WWTP flows for last month from the County Report (attached). There were no violation on the North Side and 5 violations on the South Side.

Planning Commission- The Planning Commission met on Wednesday, October 5, 2022, they reviewed and approved 1 application. File 2022-068 – 10 Bohemia Ave – Install a 6' x 8' deck on back of cottage, was approved with no conditions. The Zoning Administrator, Rob Bernstine, approved 3 applications this month.

Sarah Ford-Ferrara

Historic District Commission- The Historic District Commission met on Tuesday, September 27, 2022, they reviewed and approved 5 applications. 108 Bohemia Ave-DJ wants an aluminum safety sign on one of the municipal dock pilings. Approved. 102 Bohemia Ave-place a small white cupola with copper "roofing" on top of the building to create the possible smallest free standing wedding chapel. Approved. 10 Bohemia Ave-Place a wooden 6'x8' deck off the back of the Old Wharf Cottage. Bobby said they will use either pressure treated wood or cedar but it most likely leaning toward cedar. Approved. 219

Bohemia Ave-Install a sign on the Third and Bohemia corner of the building using the original historic bracket that was on the building. Sign will be made of wood with lights that would shine on the sign. The sign itself will not have lights; lighting will come from the building. Approved. 401 Second St-Findings of fact for the review of 401 Second St held on June 28, 2022. Findings were approved.

Docks- We will discuss the Life Rings later in the meeting and the broken pedestal has been repaired.

Todd Greco

Public Safety- In Todd's absence, Sgt. Jason Proctor read the police report (attached). They have scaled their hours back to coincide with the weather changes and the slowing of visitors.

Ed O'Hara

Economic Development and Tourism- The Taste of Chesapeake City Event was very successful. Thank you to the organizers! Sat., Dec. 10 will be the return the Candlelight Tour, as well as the Horse Parade and the Christmas Market. The Sip and Stroll will return some time in February.

Frank Vari

Public Works- We will start the paving/patching/sidewalk repair projects later this month. 1st Street looks wonderful, and later in the meeting we will discuss making George Street one way between 1st St. and 2nd St to help with traffic flow. Sun., Oct. 16 will be the next Cecil County Hazardous Waste Day at the Landfill. We met with MPK and the "recycling dos and don'ts" flyer went out with the water bill. There was also other important information on the flyer. The racing program is taking off for our January Race.

Parks and Rec- The committee did a wonderful job with plantings at our entrances this past weekend. Thank you to Anna England, Kris Malloy, Warna Warren, and Gail Stevens. We also would like to thank to the others that volunteered their services that day! The next meeting will be held tomorrow night (10/13/2022) at 6:30 pm.

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. We made a $100,000.00 payment toward our line of credit, lowering our monthly payment by over $500.00. We will make another large payment soon. The Wagner extension ends this week, he has one last appointment with them tomorrow. They are willing to help in the future, if needed. The 2021-2022 financial audit with Jim Baxter has begun.

Mayor Rich Taylor

Thank you to the Parks and Rec Committee, things look GREAT! Thank you to John Loveless for his service to the Town. We have interviewed a few candidates and will have some recommendations for

Council in the coming days. Rich will try to schedule a meeting with the County Exec to discuss the Elementary School. We have had several interested parties on many of the parcel in Town.

Action Items:

Resident Parking Pass Exception

This residence was not on the list but has a large garage that blocks his access to off street parking.

Motion: Sarah Ford-Ferrara made a motion, seconded by Ed O'Hara to approve Hunter Dann's resident Parking pass exception and to refund the $60.00. All in favor, motion carried.

Streetscape Project Update

The project is nearly complete and what was included in the project bid, was just to patch the areas of the road with issues, however, is became apparent that we needed to repave the full road. The extra cost to repave was $9595.00. The road is too narrow to keep the parking that previously existed on First Street. There was also discussion on making George St. one-way, north of Second Street to avoid the confusion at the First St. and George St. intersection.

Motion: Frank Vari made a motion, seconded by Sarah Ford-Ferrara to approve the extra cost to repave First Street of $9595.00. All in favor, motion carried.

Motion: Frank Vari made a motion, seconded by Sarah Ford-Ferrara to approve making George Street one-way, north of Second Street and relocating the permit parking spaces on George Street to Second Street. All in favor, motion carried.

Letter of Support for One the City, LLC (Bayard House) Dock/Trail Project

There was a meeting held with One the City, LLC, the USACE, and Town regarding their project. The project will coincide nicely with our planned Trail Project. Rich has told the owners that he would support the project and is asking Council if they would also like to support the project. Financial funding for the project could/would come from State Funding.

Motion: Lee Adams made a motion, seconded by Sarah Ford-Ferrara to approve Council support for the One the City, LLC (Bayard House) Dock/Trail Project. All in favor, motion carried.

Life Rings for Town Dock

This project has been discussed in the past. The cost for each life ring would be $419.69. The plan would be to purchase 1 for the north dock and 2 for the south dock

Motion: Sarah Ford-Ferrara made a motion, seconded by Frank Vari to approve the purchase of 3 Life Rings for the Town Dock. All in favor, motion carried.

Discussion Items:

Street Sweeping after Events

The cost to sweep just the parade route would be $325.00. We could possibly charge a $100.00 fee for certain events, like events with parades that leave any debris behind. This needs further discussion.

November and December Workshop Dates

November will be a "play it by ear" decision and in December there will be no Workshop.

Air B & B Discussion

Sarah F. found regulation for Air B & Bs in St. Michaels (documents are attached). Cecil County does have a hotel tax, but you need a population of 6,000 to get that. Kent County remits funds regardless of the size of the municipality or the number of rooms in the municipality. Some towns, like St. Michaels, regulate their short-term license. We could see if the County would require a business license for an Air B & B. Another option would be to require a Change of Use for Air B & B's and require a permit for that use. This needs further discussion.

Public Comment:

Phil Sugar: When we have events that prohibit me from using my parking space or walking my dogs, I want to be compensated or specifically notified. As for the Air B & Bs, I think some sort of regulation would be best for the safety of residents, the current B & Bs regulate their guests and that doesn't happen with the Air B & Bs because no one is at the Air B & B to do so.

Council Comments:

Ed O'Hara: Air B & B does require some identification for guests using these places, so there is some accountability of who is staying where.

Adjourn:

Motion: Lee Adams made a motion, seconded by Frank Vari to adjourn the meeting at 8:31 pm. All in favor, motion carried.

Respectfully Submitted,

Tonya Lockwood

Richard L. Taylor, III, Mayor