

Town Council Special Session / Closed Session / Workshop Minutes

Monday, October 24, 2022

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

Absent:

Mayor Rich Taylor called the meeting to order at 6:30 pm, followed by the Pledge of Allegiance to the Flag of the United States of America.

Discussion Items:

Avalon Custom Builders – The Cottages at Back Creek

JR Leonard presented a CONCEPTUAL project for the old Elementary School Property that consists of approximately 40 Single Family Homes ranging from 1200 sf to 2500 sf (supporting documents attached). The inspiration for these houses came from a trip to Solomon's Island and Jr feels a recreation of what he saw would be perfect for Chesapeake City. The proposed project would also include additional parking for Town Events, a dog park, and a potential walking path to connect the Town to the Little League Fields. Frank suggested that he add a community center or monument to honor the existing school to the project. He would also like to relocate the playground equipment that exists on the property to Helen Titter Park and that an Open House be held prior to demolition of the structure. Council seems to like the concept. JR is willing to do a color rendering including all the lots, dog park, parking area, and trails. It is not clear on how to transfer the property from Cecil County to us, but this rendering along with a letter of support from Council would aid in the discussions with the County for the transfer of the property. Rob will reach out to the other contractor to give a deadline of the November Meeting date.

Event Application Fee / Charge

A disclaimer will be added to the Event Application stating that if the Event Coordinator fails to clean up following an event and the Town needs to rectify the situation, it will be at the applicant's expense. We will approve a Resolution at the November Meeting to charge a deposit of \$325.00 for street cleaning that will be refunded if not needed.

Air B & B Discussion

Discussion continues regarding this matter. Thus far, we have discussed speaking with Cecil County to change the regulation of a population of at least 6,000 to qualify a Municipality for the Hotel/Short-Term Rental Tax, requiring a Change of Use or a Registration with the Town, and asking Cecil County to require a Business License. There are very few areas where we can collect funds for our General Account, the short-term rental tax is one of those few ways. Council seemed to like the requirement of a Registration Fee and Business License. Sarah F. and Rich T. will work together to get information from Cecil County.

Emergency Sidewalk Grinding and Repair

Several areas along the 400 block of George and the 200 block of Bohemia, as well as the 100 block of Lock Street are deemed to be a serious hazard and need to be addressed. Council will make a motion to accept the bid during the Special Session

Public Comment:

None at this time.

Mayor and Council Comments:

None

Special Session:

Motion: Lee Adams made a motion, seconded by Frank Vari to enter the Special Session. All in favor, motion carried.

Motion: Frank Vari made a motion, seconded by Todd Greco to authorize Rob Bernstine to negotiate the Sidewalk Repair Bid at a maximum of \$14,783.25. All in favor, motion carried.

Closed Session:

Motion: Lee Adams made a motion, seconded by Todd Greco to enter the Closed Session. All in favor, motion carried.

Special Session:

Motion: Lee Adams made a motion, seconded by Sarah Ford-Ferrara to hire an independent contractor to assist the Maintenance Dept, as needed. All in favor, motion carried.

Motion: Ed O'Hara made a motion, seconded by Todd Greco to enact the items discussed in the Closed Session. All in favor, motion carried.

Adjourn:

Motion: Frank Vari made a motion, seconded by Sarah Ford-Ferrara to adjourn the Special Session at 8:39 pm. All in favor, motion carried.

Respectfully Submitted,

Tonya Lockwood

Richard L. Taylor, III, Mayor