

# Town of Chesapeake City

## Town Council Meeting Minutes

*Monday, February 10, 2025*

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

Absent: Hunter Dann, Sarah Ford-Ferrara

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:

*January 13, 2025, Meeting*

**Motion:** Lee Adams made a motion, seconded by Ed O'Hara to approve the minutes from the January 13, 2025, Meeting. All in favor, motion carried.

*January 27, 2025, Workshop*

**Motion:** Frank Vari made a motion, seconded by Lee Adams to approve the minutes from the January 27, 2025, Workshop. All in favor, motion carried.

### Council Reports:

Lee Adams

Water and Sewer- The WWTP is nearing completion, there are a few punch list items that are being worked on. Rob and Lee met with the HVAC Contractor to review their items remaining on the list. Lee read the WWTP flows for last month from the County Report (distributed). We are reviewing the new operations contract with Cecil County Dept. of Public Works for the Wastewater Treatment Plant. We have had 2 additional water main breaks this month on Biddle St. and Mt. Nebo Rd, in addition to a residents broken service line on Bohemia Ave. We had a vandal open another hydrant in the middle of the night on Feb. 1, but nothing since. When this happened last time, they hit several hydrants at the same time.

Planning Commission- The Planning Commission did not meet in February due to a lack of action items. The Zoning Administrator, Rob Bernstine, approved 2 applications this month for window replacements on Charles Street and a bulkhead replacement on Second Street. Rob also attended the Technical Advisory Committee meeting where they reviewed the project and also the Water/Sewer Impact Reviews for the potential development at Chesapeake Village II have begun.

Hunter Dann

Public Safety- No report in Hunter's absence.

Sarah Ford-Ferrara

Historic District Commission- Tonya gave Sarah's report in her absence. The Historic District Commission met on Tuesday, January 28, 2025, they reviewed and approved 1 application for window

replacements on Charles Street. They tabled elections, as there were a few members missing. They will hold a Q & A Session with residents or potential applicants at their February Meeting.

Docks- Bubblers were installed to prevent ice build-up on docks.

Ed O'Hara

Economic Development and Tourism- Winter is thankfully nearing its end and we are looking forward to spring! Looking forward, we have the Sip and Stroll on Feb. 22, and the St. Patrick's Day festivities on March 15.

Frank Vari

Public Works- There are 2 weeks left to get Christmas Trees picked up. Sunday, April 27 is Hazardous Household Waste Day. We have submitted the Town priorities for the SHA to be included with the County's annual Transportation Letter and we have submitted a blanket utility permit with SHA. SHA has denied a stop sign at Hemphill and Biddle St. Attended a meeting with the County regarding the former elementary school property and we are working with Tom Yeager to record the deed. We have spoken to three interested developers.

Sat. March 1, 2025, at 1 pm will be the Ship Wheel Dedication at Town Hall.

Parks and Rec- Minutes from the Parks and Rec Meeting were distributed. They are working on a free fall event for next year (possibly a picnic at Helen Titter Park), the upcoming easter egg hunt, and continuing their seasonal decorations/plantings. The next meeting will be held on Thursday, February 20, 2025, at 6:30 pm.

Rob Bernstine, Town Manager

The Town Manager's Report was distributed to Council.

Brian Hunsberger, Treasurer

The Monthly Financial Reports were distributed.

Mayor Rich Taylor

Fred Graff, who did street sweeping in town. Our current costs are approximately \$900.00 per sweep, with a discount due to an agreement with the Corp, allowing him to dump on their property. He would like to sweep more frequently at a somewhat lower cost, essentially putting us on a routine sweeping cycle. Our overall cost may go up slightly, but we would get additional sweeps.

Spoke with Greg Shelton, who runs the Christmas Market regarding a payment schedule for the costs of the Market.

Met with several members from the Maryland Municipal League this afternoon, including the current President Elect. They chatted at Town Hall and gave a brief tour of Bohemia Ave. and Rees Wharf Loop. They also discussed the proposed additional drink tax for municipalities.

Action Items:

*Appointment to Planning Commission – Vicki Lowman-Griffith*

Vicki is scheduled to move but has not sold her house yet and thus has not resigned. We will fill her term with her eventual replacement once she officially vacates the position.

**Motion:** Frank Vari made a motion, seconded by Lee Adams to approve the reappointment of Vicki Lowman-Griffith to the Planning Commission for a 5-year term ending February 9, 2030. All in favor, motion carried.

*Signs*

This is an extension of the discussion held during the Workshop held January 27, 2025. Rob distributed an estimate in the amount of \$1,200.00 for the purchase of the replacement signs and the new signs for the alleys. There would be an additional cost of approximately \$550.00 for the replacement of the Municipal Parking sign at the south end of George Street.

**Motion:** Ed O'Hara made a motion, seconded by Frank Vari to table the purchase of signs to the March Town Council Meeting. All in favor, motion carried.

Discussion Items:

*Ship Wheel*

A celebration is planned for Saturday, March 1, 2025, at 1 pm.

*Former Elementary School*

We have spoken to three interested developers including Frank Hodges (Home Partnerships), JR Leonard (Avalon Builders), and Ray Jackson (Stonewall Capital). Frank and JR attended Town Meetings to discuss their projects prior to the Town getting the property. We need to schedule meetings with these interested parties. There are two small parcels of property that are unclaimed. Tom suggests we quitclaim those parcels asap.

There will be a key transfer ceremony, held on Friday, February 14, 2025, at 2:30 pm where the County Executive will officially hand off the keys to the former elementary school building to the Town.

Public Comment: None

Council Comments: None

Adjourn:

**Motion:** Ed O'Hara made a motion, seconded by Frank Vari to adjourn the meeting at 8:24 pm. All in favor, motion carried.

*\*An audio recording of this meeting is available upon request.*

Respectfully Submitted,

Tonya Lockwood

Richard L. Taylor, III, Mayor