Town of Chesapeake City
Town Council Meeting Minutes

Monday, September 14, 2026

Present: Mayor Rich Taylor, Sarah Ford-Ferrara, Frank Vari, Lee Adams, Rick Webster, Tonya Lockwood (staff), Brian Hunsberger (staff), Rob Bernstine (staff), Genevieve Macfarlane (attorney)

Absent: Ed O'Hara

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 10, 2026, Meeting

Motion: Frank Vari made a motion, seconded by Lee Adams to approve the minutes from the August 10, 2026, Meeting. All in favor, motion carried.

August 24, 2026, Workshop/Special Session/Public Hearing

Motion: Lee Adams made a motion, seconded by Rick Webster to approve the minutes from the August 24, 2026, Workshop/Special Session/Public Hearing. All in favor, motion carried.

Council Reports:

Lee Adams

Water and Sewer- The Hach Nitrite Sensor was repaired and placed back in service. Lee read the WWTP flows for last month from the County Report (distributed). We received notification of a grant award of $32,721.56 for BRF Operations and Maintenance.

Planning Commission- The Planning Commission met on Wednesday, September 2, 2026, they reviewed and approved 2 applications for a new shed on Basil Ave and Waivers for 120-6.1.3 Intermittent Stream No Disturbance Buffer and 120-6.1.4 Nontidal Wetland Buffer for the Chesapeake Village II Project. The Zoning Administrator, Rob Bernstine, approved 2 applications this month, both for a Change of Use (home occupation).

Sarah Ford-Ferrara

Historic District Commission- The Historic District Commission did not meet in August, due to a lack of applications.

Docks- Rob is preparing a grant application for the re-decking of the North Ferry Dock.

Ed O'Hara

No report in Ed's absence.

Frank Vari

Public Works- The grading is complete for the alley north of Biddle between Lock and Union Streets. We will discuss the bid for street patching and paving and tree trimming later tonight. Frank gave the final totals for our recycling numbers for 2025. There will be an awards ceremony tomorrow at the Cecil County Government Office, where we will win Top Recycling Town for the 16th year in a row.

Parks and Rec- The installation of the new playground at Helen Titter Park is complete, and the grading process has begun. The Boat Cruise was fantastic, everyone enjoyed themselves. They are still busy maintaining all the flowerpots and flower beds around Town. The next meeting will be held on September 17th.

Rick Webster

Public Safety- There have been a few instances of off-road vehicles in Town, the State Police have been made aware and are on the lookout for it.

Rob Bernstine, Town Manager

The Town Manager's Report was distributed to Council.

Brian Hunsberger, Treasurer

The Monthly Financial Reports were distributed and the account balances as of today were read.

Mayor Rich Taylor

He attended the 9/11 Ceremony at the VFW, where he presented a proclamation recognizing the 25th Anniversary. There is an unsanctioned event venue that resides just outside of Town, that we have been made aware of. Unfortunately, there isn't much we can do for them, but the County is aware of the issues.

Action Items:

Resolution 2026-007 – Permitting Alcohol at the Boat Docking Contest Event

New event located in Pell Gardens and the basin. Planning is continuing along for the event. We are still waiting for the Corp approval and insurance documents for our event application to be considered complete and approved.

Motion: Lee Adams made a motion, seconded by Sarah Ford-Ferrara to approve Resolution 2026-007 – Permitting Alcohol at the Boat Docking Contest Event. All in favor, motion carried.

Ordinance 2026-001 – Amending Chapter 120 of the Code of the Town of Chesapeake City, more specifically, to repeal and replace the Comprehensive Development Ordinance with regulations known as the Chesapeake City Zoning Ordinance.

The Ordinance was introduced by the Planning Commission on May 6, 2026, and a Public Hearing was held on June 3, 2026. They voted to send the draft to Council on July 1, 2026. Council introduced the Ordinance on July 13, 2026, and a Public Hearing was held on August 24, 2026, at a Special Session.

Motion: Frank Vari made a motion, seconded by Sarah Ford-Ferrara to approve Ordinance 2026-001 – Amending Chapter 120 of the Code of the Town of Chesapeake City, more specifically, to repeal and replace the Comprehensive Development Ordinance with regulations known as the Chesapeake City Zoning Ordinance. All in favor, motion carried.

Street Patching

The Town received an estimate of $26,920.00 from Lecco Pipeline and of $18,936.00 from Tom Squires Paving for several areas of patching and paving throughout the Town.

Motion: Lee Adams made a motion, seconded by Sarah Ford-Ferrara to approve the Street Patching estimate at $18,936.00 from Tom Squires. All in favor, motion carried.

Street Tree Maintenance

The Town received an estimate of $52,980.00 from Heartwood to prune and/or remove 30+ town trees. Rob took some time and narrowed the list down to only the most important and/or time dependent tree issues and that cost would equal $29,480.00. There could be a bit more work that could be put off, further lowering the expense right now.

Motion: Frank Vari made a motion, seconded by Rick Webster to approve the Street Tree Maintenance at a cost not to exceed $25,000.00 All in favor, motion carried.

Ice Breaker Repair

The Town received an estimate of $18,850.00 from Kingfisher to repair a damaged ice-breaker cluster and replace it with a new 5-pole cluster adjacent to the North Dock.

Motion: Lee Adams made a motion, seconded by Rick Webster to approve the Ice Breaker Repair estimate from Kingfisher for $18,850.00. All in favor, motion carried.

Discussion Items:

Reschedule of October Meeting – Columbus Day

The October Meeting needs to be rescheduled due to Columbus Day. We will hold the meeting on Tuesday, October 13, 2026, at 6:30 pm.

Public Comment:

Michelle Ravert: She is running for MD Delegate for District 36, as there are no Cecil County Delegates.

Stephanie Gills: The parking issues seem to be getting worse, maybe we could add house numbers to the spaces?

Alex McVeigh: There is no Street Sign for Third St at the corner of George and Third.

Council Comments:

All: Thank you to all the residents that showed up tonight!

Adjourn:

Motion: Frank Vari made a motion, seconded by Lee Adams to adjourn the meeting at 7:35 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