

TOWN OF CECILTON

**Mayor and Council Work Session Meeting
Tuesday, May 7, 2019**

The Mayor and Council held a Work Session Meeting in Town Hall on Tuesday, May 7, 2019. The following were in attendance:

Joseph A. Zang, III, Mayor

Mike Cooper, Member

Craig DeVary, Member

Danielle Zack, Member

All in attendance recited the Pledge of Allegiance.

REVIEW AND ACT:

Monday, April 15, 2019 Mayor and Council Work and Regular Session Meeting Minutes:

Member DeVary made a motion to accept the Monday, April 15, 2019 Work Session Meeting Minutes as written. Member Cooper seconded the motion. Member Zack questioned the hookup fees. Page 7 of minutes it was stated about hookup fees. She expressed that Mr. Dumphily had brought up hookup fees. It was stated that Member DeVary thought that we were going to get about \$17,000 per hookup fee and that would be about \$350,000. Member Zack wanted to know if that was correct and if we would still get that the same water hookup fees. Mayor Zang stated that he was still not sure. They have talked to the state and they are still working out the numbers. Member Zack questioned that the Mayor and Council still needed to vote on that. Mayor Zang indicated that that was correct ("Yes, you do."). Mayor Zang asked if there was anything else. Member DeVary expressed that nothing has been voted on yet. Mayor Zang replied, "Not at all. Not at all." Member Zack asked, "So the whole property over there we haven't voted on yet?"

Mayor Zang: "The only thing we have done is approve the subdivision."

Member Zack: "We did approve the subdivision?"

Mayor Zang: "Yes, the subdivision was approved."

(Member Zack expressed that she had missed some meetings.)

Member DeVary: "We have not voted on property sale or anything like that. Just the subdivision."

Mayor Zang: "Just the subdivision."

Member DeVary: "I guess so that they could move forward into doing the actual plans and that kind of stuff."

Mayor Zang: "The dividing of the property lines."

Admin Cooper: "You signed an agreement with Frank (Home Partnership developer) on the amount of the hookup fees."

Mayor Zang: "We do not have anything in writing with Frank. That I am aware of."

Admin Cooper: "Yes."

Mayor Zang: "We do? Ok. It will still have to come up to vote."

Administrator Cooper produced the signed agreement between Frank and Mayor Zang.

Mayor Zang: "Well it is not me. It would be the town. We still have to vote on sale of the property and that's got to be a public notice. And all that stuff. We have to do."

Administrator Cooper: "I am aware of that."

Member DeVary: "I know that Frank asked for all kinds of nonsense, but we haven't even voted so I don't know why he would be asking for paperwork to be signed.

Mayor Zang: "I think it is simply to take it to the State of Maryland."

Member Zack: "And we are going to have legal counsel I guess review all this before we sign?"

Mayor Zang: "Oh yes, absolutely. In fact, he has been involved."

Member Zack: "Who? Tom?" (referring to Tom Yeager, town attorney)

Mayor Zang: "Your attorney, town attorney. Are there any other questions for the minutes?"

Mayor Zang: "So there is a motion and a second to accept your Town of Cecilton Mayor and Council Work and Regular Session for Monday April 15, 2019."

Motion Carried.

April Preliminary Financials and Account Balances:

April Preliminary Financials and Account Balances were presented.

Member Zack asked, "Have any paid any fees or anything like that thus far for the Senior Development, for the project? Have we accrued any fees or anything that we've paid AECOM for the developer?"

Mayor Zang and Treasurer Roland indicated that fees have accrued. Zack asked where they were paid.

Treasurer Roland indicated that there was an assortment of charges and we have not been reimbursed. There is currently a total of \$25,657.62. Zack questioned as where it is shown in the budget. It is under contracted services. Member DeVary inquired what they (AECOM) had to do. Mayor Zang expressed that it was for preliminary review of all the documentation, design, etc. to make sure it meets the standards. Member Zack wanted to know whether the developer has been invoiced and how quickly the turnaround for invoicing had to be. Treasurer Roland expressed that she would like to have it taken care of before the next budget.

The new budget needs to be approved after the election, the second week of June. New budget takes effect July 1st. No other questions on the April Preliminary Financials.

NEW BUSINESS:

Election Results: Election results were presented by Brenda Ross. Results attached to meeting minutes. Mayor Zang ran unopposed and secured his position. Member Cooper secured his seat and Charles Ringgold obtained a seat.

Community Program – Alvin Ruley: Alvin Ruley and 3 others would work together throughout the summer. He is currently bringing to Mayor and the Council the project that would be for the Saturday after students get out of school, June 15th. Their goal is to have students from all over, as many as they can get and mostly be spreading word of mouth to meet between the two churches in Cecilton. To have them with however many adults they have to be talking to them as they are walking back to his section of the woods by his house. Like a park area for them. Given the chance now for the adults to listen to what the students want. As far as the Town, as far as involvement would be for the town's endorsement or sponsorship it would be to let people know that no matter where the students are from, surrounding our areas

Mr. Ruley will write something up on the program for the Mayor and Council to review. The goal is to get to the young people before they get enticed with whatever is out there. Throughout summer they will be working with them. Mr. Ruley was open to questions. How many days a week? Right now he is just looking at the one project of June 15th. His intent would be something else throughout the summer but what he was bringing to Mayor and Council was just the one day. Mr. Ruley would like through word of mouth, to reach students outside of Cecilton, maybe even those that have moved out. He would like them to wear their school colors that day. Question: Would it be more convenient to have it at the Town Park? No Thinking for use of restrooms,

etc.? He assumes that they will be able to have access to restrooms where they are because they will be starting here between the churches. It allows them to be confined to the open field. His feeling the more compact they are the closer the contact. Interaction is the most important thing at this point. Interaction will continue as they are walking along the back streets and down Cemetery Lane. Idea is interaction with each other, townspeople, and nature. He would like the Town to handle taking in the donations. Mayor and Council suggested getting questions to Mr. Ruley and he attend the next meeting with the answers and a plan.

Community Day: Charles Ringgold reviewed that Community Day would be May 25, 2019. He pretty much has everything taken care of for the event. He was coming to Mayor and Council for a donation for the event. He reviewed activities that he has lined up, such as moon bounces, popcorn machine, cotton candy machine, and corn hole. This year he wants to set up an obstacle course again. A donation would go towards the set up (caution tape, paint) and food costs. Chairs were donated from the church. Last year went well with 50 – 70 people. Mr. Ringgold said he plans to do a football camp again like he did in February but possibly 4 or 5 days in a row instead several Saturdays. He also hopes to talk to Mr. Ruley to help with his event. The Town gave a donation of \$200 last year for Community Day. Member Cooper offered to connect Mr. Ringgold with a wholesale supplier for the meat. Mr. Ringgold reiterated that the event is on Saturday, May 25 from 2 – 6 pm. Discussion continued concerning t-shirts, volunteers, and supplies.

Union Bethel: Reba Green was not in attendance.

Cecilton Activity Report: Deputy AJ Walmsley attended meeting, reviewed report. Mayor Zang noticed that there were 5 911 hang ups. Little rise in call for service but nothing like last year. Whenever you start initiate a crime prevention service you see a spike. Last year started more patrol and radar. Mayor Zang asked if they are still spending a lot of time in Warwick. Deputy Walmsley said for his time and people, yes. No other questions were asked.

March DMR Report: Report was available for review. Mayor Zang indicated that he was still waiting on a letter to be included with the report that summarizes everything. Administrator Cooper responded that she had talked to operator John Neddo and he will be reporting on the facilities once a month at the meetings.

OLD BUSINESS:

Town Yard Sale: Member Zack reported that Laura and Barry Mayse, residents, suggested that we do a town or community yard sale. Tentative date is June 1, 2019. Put it out on the Town Facebook page, website, etc. Administrator Cooper suggested contacting the fire department since they are doing monthly flea markets at the carnival grounds. It may be good to have it at the same date as one of the markets, so people could sell and put up other things. Member Cooper mentioned that Chesapeake City was having their town yard sale the coming weekend (May 11th). Zion church is having an auction the 1st of June during their Strawberry Festival. A concern for Member Zack is soccer/baseball games could interfere. Time would be 8 – noon.

Member Zack addressed Mr. Duphily to inform him that she filled out Public Information Act Form with the county for the communication tower on April 16th. They have 30 days to respond to her to find out the type of antennae on the tower. She also went through 2003 and 2004 meeting minutes with Mayor Burnell. Where they denied the variance. They only thing that should be on that tower is 5 Police and EMS communications. She provided with highlighted and tagged copies of the meeting minutes to Mr. Duphily. Member Zack is waiting for response back from the county. Mr. Duphily believes that he would like to know what they are doing with that tower and Cecilton should be getting some of the action, because it has polluted. When Member Zack read

through the meeting minutes, she read that whoever the individuals were they said there should not be any pollution. She referred to a section of the notes that stated: "Waves never reach the ground. Mr. Wallace answered no they are not harmful in anyway. The signals will be very low power with a very high frequency. Mr. Brown would talk with the County and the State to get written assurances that the tower will be used only for emergency communication purposes." As soon as she hears/gets the report, she will let Mr. Duphily know. Mr. Duphily asked who Member Zack contacted. Every time he tried to contact someone he could not get an answer. Member Zack googled it and filled out a form (Public Information Act Form) and filled in exactly what she wanted and personal information and emailed it back to them. Member Zack expressed that it is worth knowing what is on the communication tower. Member Cooper knows that Kent County on that EMS tower.

Member Cooper brought up the water tower. It looks brand new now that it has been cleaned. Treasurer Roland has an inspection report from the company and will be on the next agenda.

Public Comments:

Mr. Duphily questioned, "That the last two meetings that I came to I asked you the question and you told me that this project was approved by town council."

Mayor Zang: "The project is approved. It went through Planning and Zoning and the Town Council approved the project. So that the project. There are still things we have to go through to process with, but the project is approved. And that had to happen in order for the State to do its thing."

Mr. Duphily: "Can I ask the Town Council, when I asked the question, how much the property sold for where you aware of that prior to me asking that question?"

Mayor Zang: "It hasn't been sold."

Member DeVary: "We haven't, as far as I can recall there has never been a vote on the property."

Mr. Duphily: "How can the town sell property for ten dollars without council approval?"

Mayor Zang: "It didn't. It hasn't."

Mr. Duphily: "You told me it was a done deal."

Mayor Zang: "Well the project has been approved. That much is done. What we are trying to do now is work out the rest of the numbers. The numbers have to work for the Town and the Council and the Developer. But the first thing that has to happen you have that approved, that project over there approved. Go through Planning and Zoning, go through proper channels here. That much has happened the rest of it we are still waiting on. And we're hoping that the rest of it will come together. That's the beauty of the process. Beauty of the process"

Mayor Zang: "So anything else?"

Admin Cooper: "I have some comments. I would like to make a recommendation to Mayor and Council that moving forward we have legal representation at our meetings."

Mayor Zang: "Ok."

Admin Cooper: "I think that is critical. Chesapeake City does it. Galena does it. Other towns are doing it. Betterton does it. I think that we can avoid confusion in the future if we have legal counsel here. I did reach out to Tom to see if that is a possibility for him to be able to do that. He is limited to one night a month, because he attends all of the other towns' meetings that he is also the town attorney for. He happens to be on our third meeting which is perfect. (Mayor Zang: "Ok") So the third Monday of each month. So I did a little other research and Galena holds one meeting a month. I am thinking perhaps maybe we want to consider combining our two meetings. Holding one meeting a month and always having Tom here for that meeting."

Mayor Zang: "We can do that based on the charter, right?"

Admin Cooper: "We'd have to sit down and go over it with him, but he said it is absolutely something that we could do. If we are required to have a work session, we could have that on a different night and he could attend

that. But for the most part he could always do that third Monday. (Mayor Zang: "Ok") He does not have a commitment right now for that. So I think that is something that we should consider again for the future."

Mayor Zang: "I am in agreement. Think that's a great idea."

Council members also agreed.

Administrator Cooper had already mentioned the 3rd Monday meeting to John Neddo and will be mentioning it to Deputy AJ Walmsley. The vital working pieces of the community all at present for that one meeting a month.

Administrator Cooper also added: "I want to clarify some things, because I am not comfortable with the confusion. So at the last meeting you (Council Members) were not aware that the water and sewer services were not being full priced. Is that correct?"

DeVary: "As far as I know they should be full priced."

Mr. Duphily: "What do you mean not full priced?"

Admin Cooper: "You posed the question, how much are the water and sewer rates? He said 17 and change.

Craig said so we are making 350, 000."

Member DeVary: "I did the math on the 20 parcels times the 17,000 and change."

Administrator Cooper: "That is not accurate."

Member DeVary: "It would have to be unless it was voted upon at the table."

Mayor Zang: "At the time. And we are going to vote, we have to sit down and put all those numbers together. In order to make the project work what did they come up?"

Administrator Cooper: "According to this agreement, signed July 31st, 2018 by you (Mayor Zang) and Frank the \$6500 (Mayor Zang: "Right") each per EDU that includes water and sewer hookup for each unit. (Mayor Zang: "Right")

Member DeVary: "What's that total? 64?"

Admin Cooper: "6500"

Mayor Zang: "6500 x 21"

Member DeVary: "Times 20"

Member Zack: "So 130,000"

Member DeVary: "So 130,000 out of the 350,000"

Member Zack: "\$354,000"

Member DeVary: "Correct"

Mayor Zang: "But again"

Member DeVary: "How was that voted on that?"

Mayor Zang: "That was to make the numbers work? (Member Zack: "That's a difference of \$224,000.") In other words, if those numbers don't work we won't do the project. Do you understand?"

Member DeVary: "Well yeah, but even to sell a piece of property and I get ok to make it work you discount it whatever, if it is appraised table figures out ok let's say it is appraised for \$300,000 let's sell it for 30% of the assessed value. Agreement, agreement move forward. That is a hefty contribution. To discount where we the town makes, this is a business. I'm not a charity, I'm not. It is a business. This is a business job.

Mayor Zang: "Right. So what we are trying to do is create long term income and revenue.

Member DeVary: "But you're not. If you are giving away \$224,000, you getting what?"

Mayor Zang: "Water and tax revenue."

Member Zack: "And what.."

Mayor Zang: "So they are going to pay water and sewer (Member Zack: "Ok") regular water and sewer fees."

Member Zack: "Who is paying that?"

Mayor Zang: "The management company would pay it to the town.

Member Zack: "Ok"

Mayor Zang: "Just like it is paid by Parklands."

Member Zack: "Now was Parklands discounted water and sewer?"

Member DeVary: "They were not, no. I don't believe that has been a project that has been discounted?"

Mayor Zang: "I don't think, no Royal Farms wasn't."

Member DeVary: "Dollar General wasn't."

Member Zack: "What did we sell Dollar General for?"

Member DeVary: "That was the whole big push for the water line. That's where we are making our money."

Member Zack: "\$115,000"

(Discussion in the background between Mayor Zang and another council member.)

Member DeVary: "Is that hookup fee. Making 17 grand of the hookup fee. Yeah, I get that is supplemental a couple hundred dollars of water and sewer."

Admin Cooper: "What concerns me too, ultimately it is your decision, but we are charging our neighbors full price. So a person like me who works a regular job that wants to live in Cecilton, you are charging me \$17,000 to hook in."

Mayor Zang: "No, no, no."

Admin Cooper: "We just had, Kim (referred to Treasurer Roland) who did we just charged \$17,000?"

Treasurer Roland: "That would be down the street."

Mayor Zang: "Which property?"

Treasurer Roland: "Next to the man from Canada. The property that went for sale."

Mayor Zang: "Ok. So the idea is to bring in front of Mayor and Council a method in which to lower the fees across the board for anyone building in the Town of Cecilton from whatever day forward."

Admin Cooper: "I don't know what the answer is. I don't know whether they need to be lowered or raised or what. I just want it to be fair."

Mayor Zang: "Exactly."

Admin Cooper: "I want somebody like me to be able to move here and be able to afford to hook into water and sewer (Mayor Zang: "Exactly") and I'm not a developer. I don't have unlimited resources. That is where my concern was."

Mayor Zang: "So the idea is. I am trying to think about what Elkton just did. They just eliminated all their hookups."

Admin Cooper: "Well they can't get anybody to come there."

Mayor Zang: "Correct. The idea is if you do that you can get people to come here."

Admin Cooper: "We have people come here. We just had somebody pay \$17,000."

Mayor Zang: "I understand that, but the idea is in the long run with what's going on we want to see more people come here and make it so it is affordable. Now it's up to Mayor and Council to make that to do that, not me. The idea was that the numbers work at those numbers for that project."

Member DeVary: "So what was signed, what did you say in '18?"

Mayor Zang: "Yeah, that was, they were dealing with preliminary numbers. "

Admin Cooper: "Signed July 31, 2018. It was an agreement and it states: In exchange for these development services, and to be considered as part of the Owner's contribution to the project, among other, the Owner hereby agrees to reduce all water and sewer connection charges associated with the Project to six thousand, five hundred and 00/100ths dollars (\$6,500.00) per Equivalent Development Unit or "EDU".

Member DeVary: "But this table is the owner. The Town is the owner. Right. I don't remember seeing any of that. "

Mayor Zang: "Well, it went.."

Member Zack: "No."

Member DeVary: "Mike?"

Member Cooper: "No"

Admin Cooper: "I just want to whoever walks in here to know the facts and that we are all on the same page"

Member DeVary: "So to discount that and give land away, potentially, to make the numbers work, ten dollars, hundred bucks whatever it is plus discount more than half there, you have another project out here. You would almost have to be, would have to do the same thing to. That would be absolutely absurd."

Mr. Duphily: "You would have to do that for the balance of Frisby Meadows."

Member DeVary: "16 lots or something."

Mayor Zang: "Right"

Member DeVary: "If that is so, if you are going to give it here. Small town politics right that is going to run through the town like wildfire."

(Discussion in background by Mayor Zang and Mr. Duphily.)

Mayor Zang: "Sure"

Mr. Duphily: "When you say to make the numbers work, make the numbers work for who? The developer?"

Mayor Zang: "The State. The State. In other words to make the contribution correct so that the State will invest 7 million dollars into this project. To get it built."

Member DeVary: "But who are they investing to?"

Mayor Zang: "They are investing in the project, so to the developer."

Member DeVary and Member Zack: "But we don't have any."

Member DeVary: "We aren't gaining anything."

Mayor Zang: "We ultimately, sure we do. We gain a piece of ground that is developed and we have all the revenue from it in tax revenue. Which is all we ever get from anything. Tax revenue and water and sewer."

Mr. Ruley expressed his concern of the school being torn down.

Mayor Zang directed him to the plans displayed in town hall: "See that project behind you."

Mr. Ruley: "I think you all shouldn't do that. I strongly think .. You all don't understand the soul that is in there. "

Mayor Zang: "We have had the historical society out."

Mr. Ruley: "You didn't have what you are going to get if you try to tear that school down. People really, that's goes deeper than anybody in here. I have lived here all my life and I went to school there 1st grade, all black school."

Mayor Zang: "I understand and we went to the church and talked to those folks."

Mr. Ruley: "Who could you go to at that church to tell you the soul of Cecilton?"

Mayor Zang: "We met with some of the church elders and had them over there and walked them around showed them the project."

Mr. Ruley: "And they agreed with you saying yes to tearing our school down?"

Mayor Zang: "Tear the school down and we are going to take the bricks from the old school and put them inside."

Mr. Ruley: "I would like, no that is alright. Continue your meeting."

Mayor Zang: "That is what we did Alvin, because the idea was"

Mr. Ruley: "No you did not do that. You did what you done, but you did not go through the soul of the people here. And get a yes. There is no way you could got a yes."

Mayor Zang: "Yes we did, honestly. We did. There was no reason not to."

Mr. Ruley: "For the thought of this meeting, I drop the subject. But the thought of the subject, subject is not dropped."

Mayor Zang: "I get it, totally get it."

Mr. Ruley: "Good."

Mayor Zang: "But when have something new."

Mr. Ruley: "We don't need that school."

Mr. Duphily: "The reason I came a couple of months ago because I got wind of the project and knew nothing about it. I don't get the Whig, I you know..

(Mr. Ruley speaking in background inaudible.)

Mr. Duphily: "No flyer, nothing I that. So I came to ask questions."

Mr. Ruley: I am glad you brought it up and we just kept saying (inaudible)

Mr. Duphily: "That was an avenue that never crossed my mind. Until right now, I did not know that was an all black school. I always knew it as the annex. The preschool."

Mr. Ruley: "I went there before integrated schools.

(Someone asked question but inaudible.)

Mayor Zang answered: "I forget now, we had the people from the State, the Historical Society.

Admin Cooper: "But who were you referring what had a meeting over there?"

Mayor Zang: When we went over and talked to the and we went over had church there. Whoever it was we talked about the new school being built. And taking the bricks.

Admin Cooper: "I don't remember having that conversation."

Mr. Ruley: "I would say that one of the church members there asked me about it and she was so heartbroken because that was after I put a picture on Facebook of the school. And she said do you know they are talking about tearing the school down? I said no if they were somebody would have said something."

Mayor Zang: "We have been talking about it two and half years, the Town.

Mr. Ruley: "Who is we is?"

Mayor Zang: "The Town has. We have been having meetings and public meetings and everything. But the beauty of it was to keep the soul of the school alive."

Mr. Ruley: To give bricks away?

Mayor Zang: "To put them in the new school."

Mr. Ruley: "Ok"

Member DeVary: "So there –"

Mr. Ruley: "Please don't tear that building down is all I say."

Member DeVary: "Well their proposal was to develop that plus 55 community. 20 apartments there going to take that school, build a new school and use part of the bricks from the older school in that new school."

Mayor Zang: "On the inside.

Member DeVary: "So they are going to put in another Head Start program or school, as well.

Member Zack: "Well it won't be owned by the Town any longer."

Mayor Zang: "Right."

Mr. Duphily: "It will be owned by the developer and it will be retail space. "

Mayor Zang: "No, no this is the school."

(Mr. Duphily and Mr. Ruley talking at same time – inaudible.)

Mayor Zang: "It is all here."

Mr. Ruley: "I am not trying to say you are hiding something."

Mayor Zang: "The idea was that that school is in such disrepair I mean it is beyond what we are capable of repairing."

Mr. Ruley: "Here is what I understand with respect to historical sites and all that if you research them up there is money to get anything you want. "

Mayor Zang: "Unfortunately in this town there is not one registered historical building. Not one. We have been through that."

Admin Cooper: "That is one thing that I did want to touch on. I am not disputing the historical value."

Mayor Zang: "Right, exactly we are not doing that."

Admin Cooper: "But what the mayor is referencing is part of the application process in order to even obtain funding is that you have to reach out to several different sources to confirm that that is not a historical structure so we demolish something that is historic. Now it has historic value but it is not on historic registry."

Mr. Ruley: "I understand what you are saying. So given the thought of that historical. Legally being historical. I can relate to that. But it is all the same money which is what we are talking about. Research for philanthropist and all that kind of stuff you know for just for what you are saying now I would say you take it out of your hand and probably someone else would research how do we get the money that is needed to keep what's important to us to refurbish or whatever. Anything can be rebuilt. What is created can be recreated. You by line. I got enough information up in here that I need to do what I am supposed to do. Not your charge to do what I am supposed to do."

Mayor Zang: "The idea was to bring something new yet marry it with the old so that the technology is there and so that the youth can get a much better leg up in this world than they do now in that older school. They had to close it last year two or three days or four days because the heat did not work and we replaced the boiler. Things that just are continuing to happen and that school with the 55 and over community married together will allow a lot of interaction that doesn't happen there now. In other words people that are older, reading to the young kids and things like that. It has worked in other communities. (Mr. Ruley: "I agree that part of the project. I am just talking about the building and the people.") That's what the whole idea was. That site plan over there gives you a presentation of what is going to be where and how it's supposed to work."

Mr. Ruley: "I love that. That I love. It is just the building. That's all."

Mrs. Krystal Ringgold: "Can I ask a question while we are on the building subject, is this the only thing that plan on building in the even in the distant future or are we keeping our fields and land?"

Mayor Zang: "The town only has a border. In other words that town has a green belt around it. So the theory is we are working within that border. Within that green belt, the town's borders. So there are no plans that I know of, of any farm wanting to be annexed. That is the only way something would work."

Admin Cooper: "Are you talking about here in Town? Because if you are there are 6 acres for sale at the end of Rickards Street."

Mrs. Ringgold: "People can do whatever they want with it when they buy it?"

Mayor Zang: "They have to work within the town guidelines for zoning. But it would be housing in either place."

Mr. Ruley: "Are we limited with respect of water and sewer system?"

Mayor Zang: "Yes, you are."

Admin Cooper: "We have management capacity plan and so that basically details what our capacity is. How many users, how many EDUs that we can distribute."

Mr. Duphily: "That type of sewer plant we have can be added to."

Mayor Zang: "It can be. It is modular. So if a developer just say, everything in town we have capacity for that was the idea, but if years ago there was a farmer outside of town that talked about annexing if that were to happen it would need to build a modular and that would be his costs to add to the existing sewer system. That is the only way he would ever get capacity. It's the water we have plenty of capacity for, it is the treating of the sewer waste that dictates your limit. That changes every several years. How they look at that discharge. That plant is from 2008 and that is 11 years old. Which is really not that old, but the laws are changing. So that may take our management plan we have now and actually make it smaller because of what we are outputting. We have to watch that. That is why we have an engineering firm we pay."

Member Cooper: "The town center could be utilized as a development, if say several lots sold. You could develop inside that town center."

Mayor Zang: "So if the older houses that are for sale, if they sold they could build something there that could confirm with the town center zoning. It could be retail with apartments above. Things like that you see a lot in cities or towns. If they sold."

Mr. Duphily: "I see your picture on the real estates. I see you are a realtor. Are you a realtor for any of the parties involved in any of these projects."

Mayor Zang: "No I am not. I have this property up here for sale which is the old (white farmhouse) and the property back on Rickards street (Mr. Duphily: "McCarthy property.") has my sign on it but it is not listed on the multi-list."

Member Zack: "Who signed Frisby Meadows?"

Mayor Zang: "That would be Alan (Alan?) Pleasanton."

Member Zack: "Is it listed with anybody?"

Mayor Zang: "No, it is not."

Member Zack: "Is he going to cut the grass? It is 6 feet tall."

Continued discussion of grass. Grass at the Pleasanton lot is up to code enforcement (Teresa Quinn).

Good of the Order:

Thank you from Lions Club was shared.

Received letter from concerned citizen out of Queen Anne's county talking about 301. Letter available to Council if they would like to read. Continued discussion of issues of speeding when coming through town to bypass 301 toll.

Member DeVary: "What did we end up selling that piece for the DG, Dollar General that thing for?"

Member Cooper: "127 or 117."

Mayor Zang: "117 I think it was."

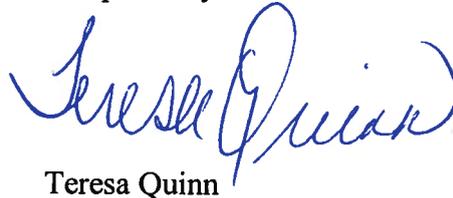
Member Zack: "It was only like 1 point something acres. 1.7 acres is what the Dollar General was."

Discussion on whether Mayor and Council needed a motion to have the town lawyer at meetings. Since discussed and there was consensus no motion needed to be made. Meetings now will be held only on the 3rd Monday of each month with the town lawyer being present.



Joseph A. Zang, III
Mayor

Respectfully submitted



Teresa Quinn

ELECTION RESULTS

To: Mayor and Council, Town of Cecilton
From: Board of Election Supervisors
Subject: **Report of Annual Election**
Date: Tuesday, May 7, 2019

In accordance with the Town Charter, the Annual Election for the Town of Cecilton was held on Monday, May 6, 2019. Mayor Joseph Zang ran unopposed. Two Council seats were up for election. Council member Mike Cooper, Council member Jennie Brockell, Rose Marie "Ree" Cinelli and Charles Ringgold were competing for the two council seats.

Mayor Joseph Zang secured his position with 31 votes. Incumbent Mike Cooper secured his council seat with 36 votes and Charles Ringgold secured a council seat with 23 votes. Jennie Brockell got 19 votes and Rose Marie "Ree" Cinelli got 11 votes.

Polls were open from 7:00 am to 7:00 pm. Voting was light and without incident. Two members of the Board of Elections Supervisors were present at all times. All members assembled at 7:00 pm to tally the votes. Of the 349 registered voters, 48 turned out. Registered voter turn out was 14%.

Brenda Ross has agreed to serve another two-year term and will be sworn in at the next town meeting on Monday May 20, 2019 at 7:00 pm.

Respectfully submitted,

Brenda K. Ross, Chairperson

cc: Board of Election Supervisors:
P.Taylor, Sue Katzmire, Krystal Ringgold