

TOWN OF CECILTON

Mayor and Council Work and Regular Session Meeting Monday, October 18, 2021

The Mayor and Council held a Work and Regular Session Meeting in Town Hall on Monday, October 18, 2021. The following were in attendance:

Michael Cooper, Mayor

Craig DeVary, Member

Sue Katzmire, Member

Jeffrey West, Member

All in attendance recited the Pledge of Allegiance.

REVIEW AND ACT:

September 20, 2021 Mayor and Council Work and Regular Session Meeting Minutes:

Member DeVary motioned to accept the Monday, September 20, 2021 Work and Regular Session Meeting Minutes as written. Member Katzmire seconded the motion. Motion carried.

September Final Financials:

September Final Financials and Account Balances were reviewed. Member Katzmire motioned to accept the September Final Financials and Account Balances as written. Member West seconded the motion. Motion carried.

NEW BUSINESS:

Cecilton Activity Report: Deputy Walmsley reviewed the Cecilton Crime Report. It was found out that the 911 hang ups from last month's report was from the old antenna property. There is nothing there. Administrator Cooper have been addressing speeding with the deputies when they check in. Asking them to be at different points and visible. Member Katzmire questioned that we contract the Sheriff's Department to be here and what happens if the deputies are called elsewhere. If they are called elsewhere, they have to report and leave. We get billed for the hours that they are here. It does not happen very often that they are called away. Someone else will fill in for Deputy Walmsley next month.

WTPP and Water Supply Report: Jordan Smith was present to review the report. This month has been normal routine and maintenance. Pump and blower have been ordered. Reed beds will be started next week.

Cecilton Senior Village Phase II: Frank Hodgetts, Home Partnership Inc. introduced himself and Hester Wise. He came to introduce Cecilton Senior Village Phase II. He showed the architect's schematics before the design development stage. It is a rough approximation of where they could place roads, units, and a community center. He has entered into a contract to purchase a piece of land behind the existing Cecilton Senior Village. The representation shows about 37 units and approximately 3000 square unit community center. The 37 units will be

closer to 30 units due to storm water management and bio-retention. The community center will be a turnkey development that would be turned over to the town when finished. That is their intent going into this and hopefully to arrive in the same place or wherever the place the Town would find it most beneficial. The community center would be primarily financed through USDA and the housing would be primarily financed through the state in a similar model, although not the same, as what was used for Cecilton Senior Village I. The Senior Village I project received an award nationally. It was the only award that the state won, this round, through the National Housing Finance Agencies. He would like to start the process with this meeting tonight and the planning commission. Closing is scheduled for December, could have two extensions if needed that would make it April. Attorney Yeager asked what would the town's role in this in that we do not own the land. Would our role be giving it support and having to do all the approval like we would for any other developer going in or are you looking for the town to have a public/private partnership similar to the public/private partnership that we have for Phase I? Phase I was on town owned land that was donated, where this the town is not contributing the land. Is this something where the town is not involved in the development process other than the approvals they would for any other development or are you looking for something more from the Town similar to Phase I. Hodgetts answered that they don't know at this time. It is triggered through the use of those Partnership Rental Housing Program Funds. He is approaching this project as a 4% low income housing tax credit project, which is what the state wanted them to do. In that it may not need the PRHP funds, he does not know yet. If does not need the PRHP funds, then we would only approve this as a regular subdivision as you would a regular private developer. If PRHP funds have to be used, then they would ask for the same type of format as before. It is dependent upon the funding available. Administrator Cooper relayed for the new council members that Hodgetts is here to introduce and propose the project/concept. He will then go before Planning and Zoning and they will send it back to Mayor and Council with their recommendation. Hodgetts responded that the property is zoned R-1 and to make it multi-family it would need a PUD overlay that is allowed in the ordinance. Hodgetts showed an original plat and the previous subdivision that was proposed as 55+. Member Katzmire asked if any time would the public have a chance to discuss the project. There would be a public hearing with notice (newspaper, website, and marquee). Continued discussion about the feedback that has been received from currently Phase I residents. Discussion that there would be a road that connected Phase I and II. Admin Cooper commented that it is already part of the Comprehensive Plan to extend that road. Discussion of convenience of owning our community center. Hodgetts recapped that the Town's involvement would the rezoning, the question whether or not they will asking the Town to become involved in the ownership (don't have that answer yet), and the disposition of the community piece of land (Cecil County currently owns). Others will come up. Hodgetts reviewed the requirements for the current senior housing.

OLD BUSINESS:

Cecilton Trunk or Treat Event will be on Tuesday, October 26th from 6 – 8pm.

Public Comments:

Raul and Karen Corneiles, residents, asked concerning the development, now that there will more residents will that impact the water/sewer costs. It could potentially lower taxes and water/sewer bills. Admin Cooper explained how cost and infraction works within a small town. Mr. Corneiles ask what would be the number of residents to be able to reduce the costs. Admin Cooper replied that can't be determine in that and the hope is in the future to reduce cost. We take care of two very larger facilities, one that maintains our fresh water and one that maintains our waste. Maintaining them and contracting someone to take care of our waste facility is extremely costly. We are making improvements to run more efficiently. We are in the infant stages to making those adjustments.

Mr. Cornieles expressed another concern in that our local post office is being switched over to timed door. He says that it will operate between 8am and 8pm and he was wondering if the Town could appeal to the Postmaster to extend the hours. Admin Cooper is waiting on a return call concerning this issue. She agrees that we cannot have restrictions to our mail being that we are a working community with different shifts. She will not rest easy until she takes it as far as she can. Admin Cooper continued to say that the Postal System also proposed installing boxes at the Senior Village, Frisbys Meadows, and at Parklands, at the expense of the town. It is not the town's issue that they cannot house all the boxes in that building. She is also working on that.

Next Mr. Cornieles asked about the signs posted for the hearing at 148 South Bohemia. Admin Cooper explained to him that it was for a minor subdivision of property that is going to the Board of Appeals. He also suggested that with the senior housing, maybe the Town should consider try to attract a business that could offer in home care. The other request that the Cornieles would like to address is there a way to enforce parking restrictions in Frisbys Meadows on the street. Admin Cooper asked them to email or call her concerning that someone is parked in the street and shouldn't be. They also wanted to know what to do to reopen Creamery Street between Frisbys and Parklands. Member DeVary in that the road made it nice for the residence, it made it nicer for those that wanted to avoid the light. GPS directed traffic through there. Traffic was speeding through there to avoid the light at 282 and 213. Continued discussion on the reason behind the closure.

Good of the Order:

First Responders Appreciation Dinner- Friday, November 19th

Cecil County Arts Council Silent Auction and Gala – November 5th

Cecilton Annual Open House – Thursday, December 2nd 6- 8pm

In memory of Butch Reed, the Town will make a donation to the CVFC

Fall Cleanup November 6th, 11:00am. Start and finish at the park.

Time Capsule update – Waiting for burial

Respectfully submitted,



Michael Cooper
Mayor



Teresa Quinn