

## **TOWN OF CECILTON**

### **Mayor and Council Work and Regular Session Meeting Monday, April 18, 2022**

The Mayor and Council held a Work and Regular Session Meeting in Town Hall on Monday, April 18, 2022. The following were in attendance:

Michael Cooper, Mayor

Craig DeVary, Member

Sue Katzmire, Member

Danielle Zack, Member

Jeffrey West, Member

All in attendance recited the Pledge of Allegiance.

Mayor Cooper swore in Hester Wise and Bonita Bell as election judges.

#### **PUBLIC HEARING – 2023 BUDGET:**

Member Zack motioned to move to a Public Hearing to go over the 2023 Budget. Member DeVary seconded the motion. The budget had be reviewed and advertised. There were no questions from the Mayor or Council. Mayor Cooper read the Town of Cecilton Resolution 2022-04-22 Adoption of Budgets for Fiscal Year 2023. There were no comments from the public or council members.

Member Zack motioned to adjourn the Public Hearing. Member DeVary seconded the motion. Public Hearing was adjourned.

Member Katzmire made a motion to accept the Town of Cecilton Resolution 2022-4-22 Adoption of Budgets for Fiscal Year 2023. Member Zack seconded the motion. All members were in favor. Resolution passed.

#### **REVIEW AND ACT:**

##### **March 21, 2022 Mayor and Council Work and Regular Session Meeting Minutes:**

Member Zack motioned to accept the March 21, 2022 Work and Regular Session Meeting Minutes as written. Member DeVary seconded the motion. Motion carried.

##### **March Final Financials:**

March Final Financials and Account Balances were reviewed. Member DeVary motioned to accept the March Final Financials and Account Balances as written. Member Zack seconded the motion. Motion carried.

#### **NEW BUSINESS:**

Cecilton Activity Report: Deputy Walmsley was present to review the Cecilton Activity Report. Speeding is still an issue. Administrator Cooper expressed that in correspondence with the Deputies, they are pulling people over and being hyper focused on speeding. There is a lot of traffic and a lot of speeders.

WTTP and Water Supply Report – Operator Jordan Smith was present to review the report. On Thursday, there will be a pre-bid meeting for the ENR upgrade. Water flow is down since last month. Business/resident leaks were repaired.

Creamery Street Closure: Mayor Cooper had a resident call concerning the street closure. He expressed the reasoning for the closure and encouraged the resident to come to the meeting to express his concerns. Resident did not attend.

Cecilton Senior Village Phase II – Frank Hodgetts, Home Partnership, introduced himself. He was here to present his rendering for the type of project being proposed. He expressed that he (and his team) tried for a numbers of months to acquire the property behind the Cecilton Senior Village Phase I, but was not successful. The State of Maryland has two different types of funding, one is a set deadline coming up in May and one where there is no set deadline. This project will not work as a no set deadline type. He has two proposals for the Mayor and Council to consider, but is not looking for any decisions this evening. Scheme A is coming off of Route 213 into the last section of Frisbys Meadows as a self-contained site. There was concern that some neighbors in Frisbys Meadows did not want to have a cut through with the traffic. This is one scenario that would address this and is based on 38 units with 76 parking spaces. Zoning code allows 2 to 1 for every dwelling unit, but when it comes to a retirement age restricted with service programs geared towards elderly residents. This would all be people 62 or older. In that classification the zoning code allows 1.5 to 1, we are already a 2 to 1, so depending on how the Town would want to go they could accommodate the 1.5 or 2. Scheme B, there is an extension coming off of West Jacobs Way and Ariel Ave. Could be approached with traffic coming through or have an emergency access road. The housing type would be similar to what was built in Phase I. At this time, they are not asking for the Town to partner in this at all. They are currently having environmental audit done. There is a due diligence period with the seller, which is 180 days. They would like to submit, with the Town's support, the application on May 4<sup>th</sup>. The last time they put in an application (Phase I) the Town pretty much provided all the land. In this instance, they would need some waiver not complete, not entirety, on the water/sewer hookups. Would probably request paying them off in time. The other would be an operating subsidy. In the new section, rent would run anywhere from \$275 up to \$1385/month. One difference in the site plans is right in the center would be a community center for residents. This would be different than the community center that is proposed for Rickards Street. Hodgetts would like them to be able to be worked on at the same time. If submitted in May 2022, earliest construction would start would be May 2023. It would take 16 months past that to complete construction. Two things they would be asking for the Town is to consider an operating subsidy that would be paid through CDBG grant and any thoughts or ideas about the plans. Members expressed general questions and concerns. Administrator Cooper expressed how there is a need in the community. There is currently a waiting list. There was a question on how to regulate the age of residents (younger residents living with the lessee). Hodgetts replied that anyone who lives on the property would have to be on the lease and to be on the lease you have to be 62 or over. It would be enforced by the management. This phase will not have market rate rentals. Home Partnership would be the owners with a third party management company.

There was a quick discussion of the possibility of using the land at the end of Center and Douglas.

Question was asked of why the previous property fell through. They had put in two or three offers and then they needed to get it re-upped because a deadline was missed last year. They could not get it re-upped. That is re-

signed at the same price. The real estate agent could not get the contract executed after Hodgetts got it executed. To his knowledge, the owner would not sign.

His next step is a zoning letter from the Town stating what zoning is currently in place and what he needs to do in order to do a PUD overlay. He would need a letter outlining the zoning steps and a discussion about the CDBG items.

**Comprehensive Plan:** Chris Rogers, AECOM, attended to discuss an update Comprehensive Plan. The current plan was adopted in 2010. State law was passed a few years ago that requires the plan to be updated every ten years. They have been easy on deadlines since COVID. There is an official of 2022 for the plans to be updated. In April 2021, he had provided a proposal for AECOM to assist the Town in updating the plan. This was a revised proposal was for less meetings and assuming there would not be a lot of changes as far as future land use. The Comprehensive Plan sets forth future land use goals for the Town. There has been some changes from in the State policy regarding water resources element. They can be dealt with given the nature of our water and sewer system. This proposal assumed not many meeting with the planning commission. The Comp Plan is prepared by our planning commission and then forwarded to the Mayor and Council for adoption. The biggest component is that land use element that has a municipal growth element. It sets forth where we want to grow, annex. The 2010 plan does not have a large growth area. Rogers continued to explain the various elements of the plan. Mayor Cooper suggested that the council discuss this further at another meeting and that Rogers provide them with the revised proposal for doing the work.

**Annex Property:** Administrator Cooper asked for thoughts and feelings about listing the Annex Property for sale to generate revenue. Mayor Cooper stated that it was an empty lot that the Town has to maintain. If it is something they want to do, they need to look into a commercial realtor. It is zoned highway commercial. The buyer would have to cohere to design standards. Attorney Tom Yeager interjected that according to the town charter, if we do sell it you have to give 20 days public notice and he believes that when the town sells a property there needs to be some kind of action taken by the Mayor and Council. There is a non-compete clause with Dollar General. Yeager asked if there is a time limit to that. That will have to be looked into further. Treasurer Roland found and read the following from the Town Charter: "All municipal property, funds, and franchises of every kind belonging to or in the possession of the Town (by whatever prior name known) at the time of this Charter becomes effective are vested in the Town, subject to the terms and conditions thereof. Before the acquisition or disposal of any property by the Town, Mayor and Council must adopt an ORDINANCE authorizing the purchase or sale of the property." Yeager reiterated that when time comes that we have a buyer for the property then we need to provide this ordinance. He also feels that in the listing agreement state that it is subject to the Charter and the Code of the Town. Where they have to get approvals before the sale can go through. If listed with a realtor, we should let them know. Emory Hill could be a possibility to contact for the sale. Council was in agreement for Administrator Cooper to contact a realtor. She would ask the realtor to come to a meeting and discuss the listing.

**Dedication to Mr. Manlove:** Cecilton Elementary having a dedication in honor of Mr. William Manlove on Friday, April 29<sup>th</sup> from 10:30 – 11:00 am. RSVP is by April 19<sup>th</sup>.

**Bohemia Manor Middle and High School Archery Team:** Administrator Cooper explained that the archery team won the state championship and now have the opportunity to compete at nationals in Kentucky. They are in an odd position as a middle and high school combined team and the school does not recognize them as a sport.

They are not funded by the boosters. As a result, they are in need of funding for the expenses associated with getting to the national competition. A copy of power point presentation was provided for the council members to review. Administrator Cooper asked the council that they consider making a donation. Member Zack made a motion to make a donation of \$1500 to the Bo Manor Middle and High School Archery Team. Member DeVary seconded the motion. Motion carried.

#### **OLD BUSINESS:**

##### **Public Comments:**

Resident John Katzmire explained that his son is getting ready to purchase property in Cecilton. He would like to know if the connection fees for water and sewer can be paid in advance before the actual hookup and before the fees increase. The fees can be paid in advance.

##### **Good of the Order:**

MML Dinner- Thursday, April 21<sup>st</sup>.

Thank you card from Cecilton Lions Club for our support with Operation Daffodil.

Cecilton Elementary School Color Run – May 1st. Takes place at the carnival grounds. The Town's donation is to rent a port a pot for the event.

Cecilton Community Yard Sale – Resident contacted Admin Cooper about wanting to have a community yard sale. The resident provided Cooper with the date for the Town to advertise.

Discussion of the Chesapeake City Bridge Race and donation.

Respectfully submitted,



Michael Cooper  
Mayor



Teresa Quinn