

TOWN OF CECILTON
Mayor and Council Regular Session Meeting
Tuesday, June 20, 2023

The Mayor and Council held a Regular Session Meeting in Town Hall on Tuesday, June 20, 2023. The following were in attendance:

Michael Cooper, Mayor

Jennie Brockell, Member

Craig DeVary, Member

All in attendance recited the Pledge of Allegiance.

Michael Cooper was sworn in as Mayor by Charlene Notarcola, Clerk of Circuit Court for Cecil County.

Mayor Cooper swore in Jenny Brockell as Town Council Member.

REVIEW AND ACT:

May 15, 2023 Mayor and Council Regular Session Meeting Minutes:

Member DeVary motioned to accept the May 15, 2023 Regular Session Meeting Minutes as written. Member Brockell seconded the motion. Motion carried.

NEW BUSINESS:

Cecilton Activity Report: Report was reviewed. Member DeVary noticed the number of contacts had increased.

Speeding: Administrator Cooper has spoken to Deputy Walmsley and he will encourage on duty officer to write citations. It is up to the officer on duty to what they need to do.

WWTP and Water Supply Report: Jordan Smith reviewed the report. Transducer had to be replaced. The production on the Water Tower has increased. This is mainly due to the maintenance on the water tower. Tower maintenance is complete. More maintenance in the next month at the Waste Water Treatment Plant.

WTC Greenhouse Water and Sewer Connection: Letter from David Strouss, McCrone, sent letter concerning proposal for public water and sewer allocation for the proposed Phase 1 Greenhouse Development. They are asking for an allocation of 750 gallons per day for 50 employees at the greenhouse. Chris Rogers explained what was being asked. Discussion of a commercial rate and out of town rate. Rogers expressed that he does not believe that it will hinder the ability to serve the other possible developments within town limits. Member DeVary motioned to grant the WTC water and sewer connection of 750 gallon per day usage subject to out of town rates. Member Brockell seconded the motion. Motion carried.

Rickards Property: Proposal for building an active adult restricted community. 36 units connecting with the current road off of the Cecilton Senior Village. Brock Armour, Ryan Homes, and Amy DiPietro, Morris & Ritchie Associates Inc., were present to review concept. Their concept involves two story townhomes, approximately 2200 square feet, master bedroom on the first floor and one car garage. They are proposing one road in and looped around. Zoning is currently R1 and would have to be zoned as a Planned Unit Development. Member DeVary expressed concern with a two-story townhouse for an older community. Armour expressed that their data shows that many like the homes where there is extra space on the second floor. Also, many people as they downsize want to stay in their community. Member Brockell asked about the price point. Armour says they are looking at 250 to 275,000. Mayor Cooper asked about a second access point. They believe it is better to access off of 213 due to the size of Rickards Street. DiPietro expressed there could be an asphalt access road to emergency vehicles. Armour expressed that communities feel safer when there is one way in and one way out. Expressed wanting an HOA in this area to keep everything maintained. Chris Rogers discussed that similar to other developments, attached units are allowed in PUD. It would have to be a floating zone. It would need to be presented to the Planning and Zoning commission. He explained the process for rezoning. Discussion of water and waste water capacity. Rogers gave brief comments concerning HOA and road widths.

Question, from homeowner Latoya Gatewood Young, concerning deed when the owner dies and the home goes to a new owner. Would still need to be resided by 55 plus individual. It would be restricting and binding with the land.

Administrator Cooper expressed that this is a sketch. Mayor and Council can review the plan and be ready to have questions/concerns at next meeting. Rogers encouraged the Town to reach out to the DG Market owners to acquire the road that leads to Cecilton Senior Village. Administrator Cooper asked that any questions and concerns be provided to her a week before the next meeting so she can provide them to DiPietro and Armour.

Utility Service Contract: Administrator Cooper explained the current contract and the cost per year. Jordan Smith, expressed the issues with the current company during the cleaning of the water tower including not starting project on time, costing the Town extra money, and poor communication. Smith continued that the Town should consider putting out the next maintenance/painting in 15 years out to bid. Suggested to give 90 day notice to end the contract, put away money each year to invest in future maintenance and put maintenance and repairs out to bid. Smith suggests bringing someone in to inspect each year. Money will have to be set aside in the budget to prepare for future maintenance. Member Brockell made motion to discontinue the contract with the Utility Service Co. Inc and give them the 90 day notice and set aside money for future maintenance. Member DeVary seconded the motion. Motion carried.

Town Properties: Administrator Cooper had a real estate agent come in and appraise the town owned lots. She suggests that Mayor and Council consider selling the properties. The property does not produce revenue to the Town and actually costs the Town in maintenance. Discussion that they list 3 out of 4 properties, and table the parcel next to the church for now. Member DeVary made motion to list the commercial property and the two Church Street properties and to

hold off on the Church Street property adjacent to the church. Member Brockell seconded the motion. Motion carried.

Kim Roland's Retirement: Kim Roland officially retired on May 18th. Discussion of doing a dinner or event for her. Discussion of using signature stamps for checks and the need for getting Roland's name off the bank accounts. Member DeVary made a motion for have signature stamps for Mayor Cooper and Member DeVary to be used for routine checks. Member Brockell seconded. Motion carried. Member Brockell motioned to take Roland off of bank accounts and put Teresa Quinn on as temporary signer until a new person is hired in the treasury position. Member DeVary seconded the motion. The motion carried.

Civil Air Patrol Car Washes: Council Member Katzmire provided information on the possibility of hosting 2 car washes for a fundraiser. Brockell made motion to have 2 car washes, one in July and one in August, at the Fire Department. DeVary seconded the motion. The motion passed.

OLD BUSINESS:

WTC Development Discussion: No one from WTC was present. Administrator Cooper explained the changes that were communicated to her. New site plan was provided. No formal annexation requested had been made. Discussion about need of updated and expanded infrastructure of the waste water treatment plan. WTC people need to come back in, discuss new plan and annexation plan. Suggested that the developers initiate the annexation plan and then the Mayor and Council explore the possibility. Concern expressed that the rate the homes could be built. Discussion of a public works agreement that would entail phases and infrastructure up to date.

Smoking in the Park: Tabled for the next meeting.

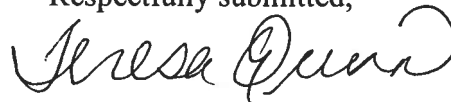
PUBLIC COMMENTS: None

GOOD OF THE ORDER: None



Michael Cooper
Mayor

Respectfully submitted,



Teresa Quinn