

**TOWN OF CECILTON**  
**Mayor and Council Regular Session Meeting**  
**Monday, April 15, 2024**

The Mayor and Council held a Regular Session Meeting in Town Hall on Monday, April 15, 2024. The following were in attendance:

Michael Cooper, Mayor

Jennie Brockell, Member

Sue Katzmire, Member

Danielle Zack, Member

Meeting was call to order at 7:03 pm.  
All in attendance recited the Pledge of Allegiance.

**Election Judge Candidate Nomination:** Cecilton Residents Shirley Jones and Amber Daniels were sworn in as election judge candidates by Mayor Cooper.

**PUBLIC HEARING:** Member Zack motioned to move into a Public Hearing on Ordinance #2024-1. Member Brockell seconded the motion. Ordinance #2024-1 is an ordinance to amend the table of uses in the Town of Cecilton Zoning Ordinance to add vehicle and marine sales and service establishments as a special exception use with requirements in the Town Center District. The Public Hearing had been advertised and reviewed. Mayor Cooper read the ordinance. There were no questions from the Mayor or Council.

Member Brockell motioned to close the Public Hearing. Member Zack seconded the motion. Public Hearing was closed.

**REVIEW AND ACT:**

**March 18, 2024 Mayor and Council Regular Session Meeting Minutes:**

Member Brockell motioned to accept the March 18, 2024 Regular Session Meeting Minutes as written. Member Katzmire seconded the motion. Motion carried.

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

**NEW BUSINESS:**

**WWTP and Water Supply Report:** Jordan Smith presented and reviewed the WWTP and WTP reports. He explained the preventative and routine maintenance. WWTP inflow/infiltration was high due to the rain. George Smith, Sussequehanna Operations, was also present to address the high flow at the WWTP. He expressed that this year was unprecedented for rainfall. He provided a table comparing the average daily flow in 2023 compared to 2024 to date. He explained that the current plant does not have any more capacity for growth. Flows remain high

even though rain event is over due to saturated ground. Smith expressed that the town needs a plan for flow issues due to rain. We may be able to get assistance with a smoke test through Maryland Rural Water. Smoke testing will identify the inflow. There needs to be a systematic long-term plan for upgrade of influent. Question was asked if there was grant money due. There is generally not any grants for this time of repair/maintenance, but there is low interest loans. Question was asked if the overflows are reported. G. Smith has to report the flow monthly. It is a self-reporting system. When out of compliance, it is reported and then expected to work to bring it back into compliance immediately.

**Cecilton Activity Report:** Deputy Walmsley was present to review the Cecilton Activity Report. He introduced himself to those present at the meeting. Comment was made that it was a busy month for calls for service. Deputy Walmsley expressed that the number does not just reflect those that calls when the deputies are working in town. There were no questions concerning the report.

**Farmer's Market:** Colleen Upp introduced herself and Pam Holland. They wanted to bring up the idea of a small Farmer's Market for vegetables, hand-made items, etc. they thought the idea of doing it on the Town's property on South Bohemia. Their idea would be to have a Farmer's Market on Saturdays and a flea market on Sundays where people could rent spaces to do yard sales and similar things. Upp and Holland have been traveling around talking to various vendors to get an idea of what they like at the markets and rental rates. Member Zack asked where would the revenue from the space go. Upp replied, she assumed to the town. She continued to express that it would be something nice to build in the town. Upp continued in saying that Middletown is looking to have a Farmer's Market and that Chesapeake City has a Christmas Market. Galena and Chestertown each have one. The people she talked to was not happy with the Galena Market because they are not making what they need to cover their space and make a profit. Chestertown's market allows for profit, but have to commit for a year. The South Bohemia location would have good visibility. Member Katzmire asked how often would it run and who would organize it. Upp proposed one weekend a month to see how it goes and then determine if they want to increase the frequency. Discussion of how it would be insured. Will need to look at the Town's insurance and whether it would need a rider. Administrator Cooper would look into with the current insurance. Upp stated that they have already talked to about half dozen vendors that were interested and the it could run from May to December. The thought is to have a 12x12 spot for \$15/spot/month. This could be an opportunity to help the local food pantry for the profits. Questions were presented concerning the current use of the property and the Christmas Fair that the local church(es) might have. They would hope that the farmer's market and the church events would benefit from having the events together in that people would make a trip to visit both. Consideration may need about the increase of traffic, especially getting back onto 213. Has other properties been looked at for this endeavor. Nothing else has been looked at because this location is prime for visibility. Discussion of parking possibilities and whether the ballfields could also be a feasible location. Discussion tabled to the work session on Monday, April 22<sup>nd</sup> to allow Administrator Cooper to get the insurance information.

**OLD BUSINESS:**

**Chesapeake Utilities:** Administrator Cooper reviewed that Chesapeake Utilities is looking for the Town to sign a franchise agreement. They are currently offering to pay a one-time fee of \$5000. Upon request, Chesapeake Utilities provided some information on what they pay other similar towns. Some received an upfront payment and others also get an annual payment. They request a 25-year agreement. The council had a concern with a term as long as 25 years. Discussion of returning to Chesapeake Utilities for negotiation with possible payments and/or shorter-term agreement. The agreement will be put on the agenda for the next meeting, so that Mayor and Council can formulate their thoughts concerning what terms they would prefer.

**PUBLIC COMMENTS:**

Resident reviewed that the line and public meeting was several months ago and have not had any progress with an agreement. Mayor and Council did reply that Chesapeake Utilities have been to a couple of Mayor and Council meetings to discuss a franchise agreement.

Another resident indicated in talking with the community, kudos to Corey Sanitation Services and his team with the trash. Residents have been happy with the service. He wanted to express one concern to be passed on to Corey, is that the drivers' do backstopping, where they will stop the truck and empty several cans on both sides of the street. He is concerned that it is dangerous. It is not against the law, but it is dangerous. The resident has texted Corey about that and he said he would talk to his drivers. Other than that, the service has been impeccable. Administrator Cooper said she would communicate that concern to Corey.

Another resident, has indicated that there has been a couple of occasions where his recyclables did not get picked up. Administrator Cooper replied to call Town Hall if he is missed then Corey and his team will get it picked up.

Discussion that yard waste pickup is starting. Question asked if there is any ordinance that says whether trash cans can stay out on the street or if they have to be pulled in. Haven't had anyone mention the concern previously. If there tends to be issue, then call Town Hall and a courtesy call can be made.

**Ordinance #2024-01:** Member Katzmire made a motion to pass Ordinance #2024-01 as written. Member Brockell seconded the motion. The motion passed. Members signed the ordinance. Ordinance #2024-01 will be in effect in 20 days.

**GOOD OF THE ORDER:**

Member Zack motioned to adjourn the meeting. Member Brockell seconded the motion. Meeting adjourned at 8:26pm.

Respectfully submitted,



Michael Cooper  
Mayor



Teresa Quinn