

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

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

Michael Cooper, Mayor

Jennie Brockell, Member

Sue Katzmire, Member

Hester Wise, Member

Craig DeVary, Member

Meeting was call to order at 7:00 pm.  
All in attendance recited the Pledge of Allegiance.

**Review and Act:**

**June 17, 2024 Regular Session Meeting Minutes:** Member Devary motioned to accept the June 17, 2024 Regular Session Meeting Minutes as written. Member Brockell seconded the motion. Motion carried.

**June Final Financials:** June Final Financials were reviewed. Member Brockell motioned to accept the June Final Financials as written. Member DeVary seconded the motion. The motion carried.

**NEW BUSINESS:**

**WTTP and Water Supply Report:** Jordan Smith was present to review the report. For the month of June, the wastewater treatment plant was in full compliance. Normal monthly maintenance was performed. The flow is back down where it is supposed to be. Water plant is also in full compliance. Heather Perry was introduced to new people in attendance. She maintains the day-to-day operations of the plant. Smith explained that Susquehanna Operations recommended the smoke test be performed and followed up by the engineering firm because the system is old and there are a lot of terra cotta pipes. When it rains the water flow goes up and when it quits raining it stays up until the ground dries up. When we get a lot of rain, it is overloading the plant. We can't put it through fast enough. The smoke test allows us to find the problem areas, prioritize, and then attack the ones that are easily fixable first. Then we can plan and budget for the bigger problems.

**Cecilton Activity Report:** Deputy Walmsley was not available to review the report. Addresses are being included in the report again without the house numbers. Report was reviewed. It was noticed that a burglar alarm going off at a West Main Street address at three different times. Member Brockell has noticed an increase in patrol.

**Smoke Test Results:** Bubby Jackson, Maintenance Supervisor, explained that every sewer line in town was tested through the smoke test. No major problems. There were 41 residents with cleanouts with no caps, so that water is coming right into the sewer system. We need to find a way to address that so that the residents fix them. If it is just a missing cap, then it would require purchasing a new cap, that is inexpensive. If it is broken well below where it is capped, then that would require some significant digging and cutting off a portion of the pipe and replacing it. That would need to be done by a plumber. Staff is trying to figure out the best way to address it. A possibility would be Jackson and Administrator Cooper going to each resident personally. A letter could be a little confusing and some residents are not sure what it is. Cooper and Jackson have identified that caps can be purchased at a Lowe's or Home Depot and contacted plumbers to get estimates in what it would cost to replace a portion of the pipe. Member Brockell felt that door to door may be best, but that will take some time. Discussion of the best way to educate and inform residents on how to fix the issue. Maryland Rural Water performing this test with us was able to save a lot of money for the Town.

**126 Center Street:** Owner/resident of 126 Center Street, Erica Bruchey, was in attendance. She expressed that she was there to discuss the ongoing noise/disturbance of the peace. She read part of the Code of Ordinance concerning noise and lighting. Administrator Cooper clarified that both ordinances that Bruchey was referencing pertain to public open spaces and not residential. She reviewed complaints she had with her neighbors concerning lighting, noise, and surveillance cameras. She provided a recording of the music that was played by her neighbors. She stated that she had been in Town Hall in May and June for assistance. She also spoke to Mayor Cooper. It was clarified by staff, that she had not come into Town Hall recently about the noise, lighting, and cameras, but about a privacy fence for her yard. When asked about what hours the noise/music was being played, she replied between 9 am and 10pm. She was told that the noise ordinance applies between the hours of 11pm and 8am through the use of a loudspeaker, amplifier, or machine through open air. Bruchey commented that she has video and pictures. She expressed that she did not receive help. Staff indicated that there had been several complaints by her neighbors concerning fireworks, scraping of driveway at night, driving their vehicle across neighbor's property, etc. Bruchey also said that she did come in wanting a permit for a fence. Administrator Cooper commented that Bruchey never formally applied for a fence permit and that she wanted a privacy fence in her front yard. This is not permitted by the Planning and Zoning code. Fences over 36 inches are not permitted in front yards. Admin Cooper has told Bruchey in the past, that this is a civil matter and said that Bruchey needs to call the police with issues. Bruchey has called the police about the surveillance cameras and lighting. Police have told her that they can't do anything about surveillance and lighting. Member Brockell asked where the cameras and lights were mounted. Bruchey expressed that they were mounted over the eve of their (her neighbor's) porch, shed, and on one of their trees. Bruchey also commented that recording audio is not allowed according to the Maryland Wire Tap Act. She was asked how she knows they are recording audio and she said it was posted. Pictures provided showed signs that say video surveillance. Attorney Yeager interjected that this is a dispute between two neighbors and not a town matter. Council Member stated that as far as the cameras goes, then that would need to be a civil charge and that is not something the town can do. She was also told that the lighting ordinance she stated has to do with street lighting. Suggestion was made that Bruchey plant trees along her yard. She replied that she has a couple of old rooted trees and nothing would grow there. Cecil County Council Vice President Bob Meffley was present as the request of Bruchey. He met with her at her property and presented

pictures of her property and that of the neighbors. He questioned why Bruchey could not have a fence. When there are fences along part of her property on other neighbor's property. It was explained that fences above 36 inches were not permitted according to planning and zoning. Also, a front yard is not determined by the property line, but by the front corner of the house. Meffley stated that he talked to the neighbors and they indicated they would like a fence in their backyard but cannot afford it. He also asked them if they had a fence would they take down their lighting and cameras. They replied that they would keep them in the confines of their yard. 124 Center Street could put up a fence between them and 126 Center because it would be in their backyard and not against code. Meffley suggested that 124 Center could apply for the fence within their property line but Bruchey pay for it. Discussion continued on this idea and possible implications on who would maintain the fence, if 124 Center was sold, etc. This would have to be a matter between the two neighbors and the fence would have to be within the property of 124 Center Street's backyard. Should a dispute about the fence occur, then again that is between the neighbors and not a matter the town can intervene with.

**OLD BUSINESS:** None

**PUBLIC COMMENT:**

Mr. Meffley thanked Mayor and Council for their time.

**GOOD OF THE ORDER:**

Summer Camp has started and Clerk Teresa Quinn has approximately 25 kids. She has great activities planned. SunMed donated money towards t-shirts and a reptile show. This donation allowed the cost of camp to stay down but have special events.

Softball has been great. There has been a lot of interest. It runs through September. In October, there will be adult kickball. Will be trying to have a signup.

Member DeVary's young grandson also gave Administrator Cooper the idea of a little kid wiffle ball. This would be in the spring.

Member DeVary motioned to adjourn the meeting. Member Brockell seconded the motion. Meeting adjourned at 8:05 pm.



Michael Cooper

Mayor

Respectfully submitted,



Teresa Quinn