

**TOWN OF CECILTON**  
**Mayor and Council Regular Session Meeting**  
**Monday, May 20, 2024**

The Mayor and Council held a Work Session Meeting in Town Hall on Monday, May, 20 2024. The following were in attendance:

Michael Cooper, Mayor

Jennie Brockell, Member

Sue Katzmire, Member

Danielle Zack, Member

Craig DeVary, Member

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

**PUBLIC HEARING: 2025 FY BUDGET**

Member Brockell motioned to go into the Public Hearing for the 2025 FY Budget. Member DeVary seconded the motion. Meeting went into Public Hearing. Budget was reviewed and discussion of the need for a tax increase from 0.2265 to 0.3265 per 100. There were no questions and comments from the public. Members commented that even with the increase Cecilton will still the lowest tax rate in the county. It was noted that the Public Hearing was advertised. Member Zack motioned to leave the public hearing. Member DeVary seconded the motion. All in favor. Public Hearing was closed.

**REVIEW:**

**Vote FY 2025 Budget:** Member Katzmire made a motion to accept the 2025 FY Budget with the tax rate increase of 0.10 increase per 100. Member DeVary second the motion. The motion carried. Budget and tax increase was accepted.

**April 15, 2024 Regular Session Meeting Minutes:** Member Brockell motioned to accept the April 15, 2024 Regular Session Meeting Minutes as written. Member Zack seconded the motion. Motion carried.

**April 22, 2024 Work Session Meeting Minutes:** Member DeVary motioned to accept the April 22, 2024 Work Session Meeting Minutes as written. Member Katzmire seconded the motion. Motion carried.

**April Financials:** April Financials were reviewed. No questions or comments.

**NEW BUSINESS:**

**Election Results:** Clerk Teresa Quinn read the results of the election. Hester Wise secured a council seat with 28 votes, Incumbent Craig DeVary secured his council seat with 26 votes. Danielle Zack received 22 votes, and Matthew Roney received 20 votes. Register voter turnout was 14%.

**WTTP and Water Supply Report:** Jordan Smith was present to review the report. The waste water plant had a lot of flow for the month of April due to the amount of rain we had. The usual preventative maintenance was performed. He discussed corrections and repairs that needed to be made due to high volume. Water treatment plant had usual maintenance performed.

**Cecilton Activity Report:** Deputy Walmsley was not present to review the report. Members reviewed the report. No questions about report. Discussion on how there have been some vehicle thefts lately in the county.

**Frisby's Meadows Entrance Sign:** Pictures were provided to demonstrate the state of the entrance sign for Frisbys Meadows. Discussion on whether the signs could be taken out. Question was asked whose property is it on. The answer was the Town's. Mayor and Council decided that they would like 3 quotes for replacing the signs and then make a decision based on the cost.

**Frisby's Meadows Through Road:** Discussion of whether to open up the road between Parklands and Frisbys. It was closed for the safety of the kids and to keep trucks from coming through. Member Zack expressed that recently there was a Delaware car that tried to go through then backed up when they saw that the road was closed. Discussion about speed bumps, updating the Google maps, etc. Attorney Yeager brought up the point would it benefit for emergency vehicles. Discussion that the emergency vehicles come into the main entrances of each area and that the end of the roads of Frisby's are not through roads. Member DeVary commented that the small kids in the areas are playing in the streets. Mayor and Council decided to keep the road closed. It can be revisited if there becomes a reason or need to open it.

**Vape Shop/Dispensary:** Someone had inquired about putting a marijuana dispensary in at Mackies' store. Someone else has inquired about putting in a vape/smoke shop at 120 South Bohemia. There does not seem anything in our zoning for these two kinds of businesses. Yeager expressed that the vape shop could be denied since there is nothing like that in our zoning. He continued to say that the marijuana dispensary is different because the state licenses them. The state basically says that the towns and counties cannot prohibit them. Then we cannot say that they cannot be allowed because they aren't in our zoning. As long as it meets the state requirements and that is not within 500 feet of a school or daycare. Yeager's suggestion is to see what the state law says and to see if that location is within 500 feet of a school or daycare. Member Katzmire said that there was a daycare next door. She also wondered what the pros and cons of having those businesses in town. Yeager other jurisdictions that allowed it would be taking off the word medical. Keep in mind that if we put restrictions in our zoning that the state of Maryland could come back and say you can't do that. Katzmire asked if we could set a tax rate we get. No, we do not. Discussion of other locations of dispensaries currently. The vape shop is would go under our own zoning code. Member Brockell asked if there is a way to pull that state regulations about where it can be and for the vape shop we don't have the jurisdiction. Yeager explained that under the vape shop is different because it is under Maryland jurisdiction. It can be handled like any other business that if it is not permitted under our zoning code if a vape shop or if the use does not fall under a current category then it would be not allowed. Where the dispensary is under the state of Maryland jurisdiction since they are state licenses and they are

not allowing a county or town to prohibit them but they have some rules for that. Discussion of that Royal Farms selling vape items. Discussion that further information would be needed.

**Swear in Council Members:** Mayor Cooper swore in Hester Wise and Craig DeVary as council members.

**Mayor's Words for Outgoing Council Member:** Mayor Cooper recognized Member Zack as an outgoing member. Cooper and all the council members thanked her for her 12 years of service.

Attorney Yeager, interjected that he found an article that came out last year about what jurisdictions were doing concerning zoning (marijuana dispensary) Maryland cannabis laws allows local governments to prohibit dispensaries that are within 500 feet of schools, daycares, libraries, rec centers, parks and playgrounds. His suggestion that they might want to incorporate this into the zoning code, allowing them in any commercial zone so long it is not within 500 feet of schools, daycares, libraries, rec centers, parks and playgrounds.

**OLD BUSINESS:**

**Chesapeake Utilities Contract:** Mayor and Council looked at the changes made to the contract. The upfront cost was lowered but then a yearly payments. The contract would be for 10 years instead of 25, with an automatic renewal of an additional 10 years unless in the 9<sup>th</sup> year the Town does not want to renew it. After the 20 years, then it would only renew if both parties wanted to renew. Discussion of the contract and the renewal. Mayor and Council decided that they would like to ask Chesapeake Utilities to increase from \$500/year to \$1000/year in the second 10 year term. This change would be communicated to Chesapeake Utilities.

**PUBLIC COMMENT:** None

**GOOD OF THE ORDER:**

Memorial Day Ruck – Monday, May 27, 2024 at 9 am.

Chestertown Tea Party Memorial Day weekend. Attorney Yeager is the MC for the parade.

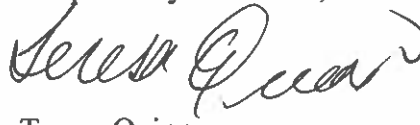
Softball game Thursday, May 23<sup>rd</sup>, 6:00 pm.

Member Zack motioned for adjournment. Member Brock seconded the motion. Meeting adjourned at 7:57pm.



Michael Cooper  
Mayor

Respectfully submitted,



Teresa Quinn