



**PUBLIC HEARING MINUTES**  
**October 18, 2012**

- I. Bruce A. Wahl, Mayor, called the public hearing to order at 7:30 p.m. In attendance were: Dr. Valerie L. Beaudin, Robert E. Carpenter, Stewart B. Cumbo, Ingrid K. Lamb, Patrick J. Mahoney, and Julie L. Spano, Council Members, Elissa Levan, Town Attorney, Sharon L. Humm, Town Clerk, Cheri Beard, Acting Town Administrator, Leslie Porter, Town Treasurer, Jay Berry, Superintendent of Public Works, William Watson, Code Enforcement Officer, Marilyn Van Wagner, Water Park General Manager, Jon Castro, WWTP Superintendent, Chris Jakubiak, Zoning Administrator, Wilson Cochran, Project Manager and First Sergeant Bowen. Absent were Dr. James Parent, Town Administrator and Paul Woodburn, Town Engineer.

**Ordinance O-12-11, an Ordinance of the Town Council of Chesapeake Beach, Maryland repealing all prior ordinances or part or parts thereof adopting any comprehensive zoning map for the Town and any ordinances approving any piecemeal rezoning, and adopting a new comprehensive zoning map, designating the boundaries of the respective zones identified and defined in the Chesapeake Beach Zoning Ordinance, for the purpose of determining the applicability of the various provisions of said zoning ordinance, the Chesapeake Beach Subdivision Ordinance, and any other pertinent ordinances, resolutions or regulations of the Town to particular lots and parcels situated therein.**

The Mayor referred this to the Zoning Administrator. Mr. Jakubiak presented a power point on the five (5) changes being proposed to the existing zoning map.

1. West of Bayside Road between 15<sup>th</sup> and 16<sup>th</sup> Street changing from Commercial to R-MD
2. Route 260 north side A-1 Antiques changing from R-V to Commercial
3. North Beach Volunteer Fire Department changing from RV to Commercial
4. 8700 Block of Bayside Road (west side) changing from RV w/Bonus Density Overlay to Commercial
5. 8700 Block of C Street, Walker Subdivision changing from RV w/ Bonus Density Overlay to R-MD

Mr. Cumbo asked Mr. Jakubiak to explain the effect of the "Bonus Density Overlay" relating to the proposed changes of 4 and 5.

Councilwoman Beaudin announced that she would be proposing, at the appropriate time, an amendment to the ordinance to remove Bonus Density Overlay to all zones throughout town.

Mr. Carpenter was of the opinion, concerning Dr. Beaudin's proposed amendment, that the intent of the amendment was self-serving.

The Mayor asked Mr. LaBar, Chairman of the Planning and Zoning Commission for any comment. Mr. LaBar wanted to restate that the Commission is not in favor of the removal of the Bonus Density Overlay. Mr. LaBar commented the Commission only reviewed the removal of one portion of town which was north of Veterans Park on the waterside and now it's being proposed to remove it throughout the entire town.

Mr. Carpenter stated if the potential amendment is successful is it required under our current Zoning Ordinance to refer back to the Commission.

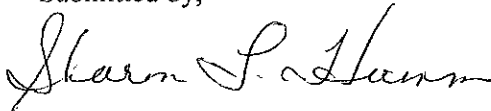
The Town Attorney stated that it would have to be referred back to the Commission and upon that, Councilwoman Beaudin amended her original proposal to just the removal of the Bonus Density Overlay from Veterans Park to 31<sup>st</sup> Street.

**Public Comment was received by:**

1. Jeff Krahlung of 3216 Ina Chase
2. Mary Ann Valaer of 7610 Bayside Road
3. Susan Webster-Page of 3907 27<sup>th</sup> Street
4. Theresa York of 7150 Old Bayside
5. Connie O'Dell of 3908 17<sup>th</sup> Street

There being no further comments the hearing was adjourned at 8:03 p.m. on a motion by Mr. Mahoney. Seconded by Dr. Beaudin, all in favor.

Submitted by,



Sharon L. Humm  
Town Clerk



**MINUTES OF THE  
TOWN COUNCIL MEETING  
October 18, 2012**

**I.** Bruce A. Wahl, Mayor, called the meeting to order at 8:03 p.m. In attendance were: Dr. Valerie L. Beaudin, Robert E. Carpenter, Stewart B. Cumbo, Ingrid K. Lamb, Patrick J. Mahoney, and Julie L. Spano, Council Members, Elissa Levan, Town Attorney, Sharon L. Humm, Town Clerk, Cheri Beard, Acting Town Administrator, Leslie Porter, Town Treasurer, Jay Berry, Superintendent of Public Works, William Watson, Code Enforcement Officer, Chris Jakubiak, Zoning Administrator, Marilyn Van Wagner, Water Park General Manager, Jon Castro, WWTP Superintendent, Wilson Cochran, Project Manager and First Sergeant Bowen. Absent were Dr. James Parent, Town Administrator and Paul Woodburn, Town Engineer.

**II. Pledge of Allegiance.** Ms. Lamb led the Pledge of Allegiance.

**III. Approve the Agenda.**

**MOTION:** Mr. Mahoney moved to approve the agenda. Seconded by Dr. Beaudin, all in favor.

**IV. Public Comment on any item on the agenda.** None

**Approval of the minutes of the September 20, 2012 Public Hearing.**

**MOTION:** Mr. Mahoney moved to approve the minutes of the September 20, 2012 Public Hearing. Seconded by Dr. Beaudin, all in favor.

**Approval of the minutes of the September 20, 2012 Town Council Meeting.**

**MOTION:** Mr. Mahoney moved to approve the minutes of the September 20, 2012 Town Council Meeting. Seconded by Ms. Lamb, all in favor.

**V. Petitions and Communications:**

**A. Deputy's Report** – First Sergeant Bowen submitted the attached written report. The Mayor announced that tonight would be First Sergeant's last meeting as he has been promoted to Lieutenant and his replacement will be Sergeant Roscoe Jones. Mr. Cumbo congratulated First Sergeant Bowen and thanked him for his services to the town.

- B. Public Works Report** – Mr. Berry submitted the attached written report and addressed Council. Mr. Cumbo thanked Mr. Berry for his assistance on a low water pressure issue at his home and Mr. Mahoney thanked Mr. Berry and his crew on graffiti cleanup.
- C. Code Enforcement Officer's Report**- Mr. Watson submitted the attached written report and addressed Council. Mr. Mahoney asked the status of 7837 C Street.
- D. Town Engineer's Report** – Mr. Woodburn submitted the attached written report but was not present to address Council. Mr. Carpenter inquired about the short and long term maintenance, repair and upgrade items being evaluated for the Water Park per Mr. Woodburn's report. Mr. Cumbo stated that the Board is working diligently to bring forth a comprehensive presentation for the Council and asked the Council's indulgence.
- E. Water Park Report** – Mrs. VanWagner submitted the attached written report. Mrs. Van Wagner reiterated Mr. Cumbo's comments on a forth coming presentation on the maintenance and repair to the water park.
- F. Wastewater Treatment Plant Report** – Mr. Castro submitted the attached written report. Mr. Castro reported that clean up around the plant is being done in preparation of the ENR upgrade project. Mr. Castro mentioned that the Plant is in possession of a surplus of aluminum that he would like to cash in and give to Mrs. O'Dell to put towards the Town's special events. Mr. Carpenter thanked Jon and his team for another month of no spills or violations at the Plant.
- G. North Beach Volunteer Fire Department Report** – Mr. Gordy submitted the attached written report.
- H. Treasurer's Report** – Mrs. Porter reported the audit is finishing up and final year end numbers as well as the audit report will be out soon. Work will begin on a RFP for auditors for next year's audit and a budget calendar for next year's budget cycle will be forthcoming. Mrs. Porter stated the Council had the 1<sup>st</sup> Quarter Financial report and briefly went over items in the General Fund, Water Park & Utility Funds.
- I. Chesapeake Beach Special Events Report** – Mrs. O'Dell was present to report on the upcoming Town events starting with the Haunted Water Park which will be Sunday, October 21st and welcomed all volunteers. Mrs. O'Dell announced all the holiday activities coming up through December and stated that the newsletter is now out.
- J. Mayor's Report** –
1. The Mayor reported that Dr. Parent underwent open heart surgery and is out on medical leave. He has asked Mrs. Beard and Mr. Berry to share administrative duties during Dr. Parent's absence.

**VI. Resolutions & Ordinances**

- A. Vote on Ordinance O-12-11, an Ordinance of the Town Council of Chesapeake Beach, Maryland repealing all prior ordinances or part or parts thereof adopting any comprehensive zoning map for the Town and any ordinances approving any piecemeal rezoning, and adopting a new comprehensive zoning map, designating the boundaries of the respective zones identified and defined in the Chesapeake Beach Zoning Ordinance, for the purpose of determining the applicability of the various provisions of said zoning ordinance, the Chesapeake Beach Subdivision Ordinance, and any other pertinent ordinances, resolutions or regulations of the Town to particular lots and parcels situated therein.**

**MOTION:** Dr. Beaudin moved to approve Ordinance O-12-11, an Ordinance of the Town Council of Chesapeake Beach, Maryland repealing all prior ordinances or part or parts thereof adopting any comprehensive zoning map for the Town and any ordinances approving any piecemeal rezoning, and adopting a new comprehensive zoning map, designating the boundaries of the respective zones identified and defined in the Chesapeake Beach Zoning Ordinance, for the purpose of determining the applicability of the various provisions of said Zoning Ordinance, the Chesapeake Beach Subdivision Ordinance, and any other pertinent ordinances, resolutions or regulations of the Town to particular lots and parcels situated therein.  
Seconded by Mr. Mahoney.

**MOTION:** Dr. Beaudin moved to amend Ordinance O-12-11 to remove the Bonus Density Overlay from Veterans Park to 31<sup>st</sup> Street.  
Seconded by Ms. Spano. Ayes, Dr. Beaudin, Ms. Lamb, Mr. Mahoney and Ms. Spano. Opposed, Mr. Carpenter and Mr. Cumbo.

**Motion Passes.**

After discussion, the Council moved to approve Ordinance O-12-11 as amended. Ayes, Dr. Beaudin, Ms. Lamb, Mr. Mahoney and Ms. Spano. Opposed, Mr. Carpenter and Mr. Cumbo **Motion Passes.**

- B. Introduce Ordinance O-12-12, an Ordinance of the Town Council of Chesapeake Beach, granting a franchise to Comcast of Maryland, LLC, to operate and maintain a cable communications system within Chesapeake Beach, subject to the terms and conditions set forth in a Franchise Agreement and authorizing the Mayor to execute said Franchise Agreement. A public hearing will be scheduled for 7:45 p.m. prior to the next regularly scheduled meeting.**

**VII. Report of Officers, Boards and Committees:**

- A. **Planning & Zoning Commission** – There was no meeting held in October.
- B. **Board of Appeals** – There was no hearing in October.
- C. **Cable Advisory Committee** – A meeting was held October 3, 2012.
- D. **Water Park Advisory Board** – Mr. Cumbo stated that a presentation will be forthcoming.
- E. **Skateboard Park Committee** – No report.
- F. **Election Advisory Committee** – Mr. Carpenter stated he has prepared an outline for a proposed ordinance for introduction at next month's Town Council meeting and will be providing it to the Town Attorney and Councilman Mahoney for review prior to drafting.
- G. **Chesapeake Beach Oyster Cultivation Society Committee** – Mr. Bacon gave the oyster and water monitoring report.

**VIII. Unfinished Business: None**

**IX. New Business:**

- 1. Mr. Mahoney took the opportunity to express his appreciation to Ms. Lamb for her four (4) years of volunteer service to the citizens of Chesapeake Beach as a Town Councilwoman.

**X. Public Comment:**

Public comment was received by:

1. Teresa York of 7150 Old Bayside Road with concerns on the amendment that was made by Councilwoman Beaudin on Ordinance O-12-11. **THE MAYOR ANNOUNCED AT THIS POINT THAT HE WOULD BE VETOING ORDINANCE O-12-11.**

2. Amenda Brown of 7537 H Street

3. Randy Getman 3248 Ina Chase

4. Jeff Krahling of 3216 Ina Chase

5. Malcolm Funn of 8157 Harrison Boulevard, Board of Elections Chairman invited everyone to a League of Women Voters Forum for the Chesapeake Beach Town Council Candidates

Tuesday, October 23<sup>rd</sup> from 6:30 to 9:00 p.m. at the Northeast Community Center. Also, early voting will be October 27-November 1<sup>st</sup>.

6. Wayne Gordy of the North Beach Volunteer Fire Department


**XI. Council Lightning Round:**

1. Ms. Lamb thanked everyone for coming.
2. Mr. Carpenter thanked the Mayor for his veto on Ordinance O-12-11.
3. Mr. Mahoney wished everyone a Happy Halloween and stated that after watching the three debates on television he had to say that Town government is a little more civil.
4. Dr. Beaudin thanked everyone for coming and the opportunity to serve as a Councilwoman.
5. Mr. Cumbo thanked everyone for coming and looks forward to seeing everyone at the upcoming forum on October 23<sup>rd</sup>.
6. Ms. Spano thanked everyone for coming.

**XII. Adjournment:**

There being no further business, the meeting adjourned at 9:14 p.m. on a motion by Mr. Mahoney. Seconded by Dr. Beaudin, all in favor.

Submitted by,

  
Sharon L. Humm  
Town Clerk

# Memo



## CALVERT COUNTY SHERIFF'S OFFICE TWIN BEACHES PATROL

Date: October 3, 2012

To: Sharon Humm

From: First Sergeant Craig Bowen

Re: Sheriff's Office Report-Chesapeake Beach

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In September, the Sheriff's Office handled **504** calls for service in Chesapeake Beach. This is down from 534 calls in August.

Call Breakdown for September:

333 calls were self initiated (patrol checks, follow-up investigations, etc)

171 calls were received by other means (citizens, alarm companies, etc)

Of the 504 calls, we handled:

- 2 Assault (all closed)
- 0 Robbery
- 3 CDS Violations
- 8 Thefts (2 closed and 6 under investigation)
  - *Theft of purse*
  - *Theft of generator*
  - *Shoplifting*
  - *Stolen auto*
  - *4 theft from vehicle (don't appear to be related)*
- 0 Burglary
- 2 Destruction of Property (both under investigation)
- 5 DWI



**Breakdown of Dispatched/Self Initiated Calls**

911 hang up - 3	DWI - 5	Prowler - 1
Abandoned vehicle - 2	Eviction - 5	Relay - 1
Accident - 13	Fight - 2	Special assignment - 4
Alarm - 7	Firearms complaint - 3	Stolen vehicle - 1
Alcohol violation - 1	Fireworks complaint - 1	Suicide/attempt - 1
Animal complaint - 4	Follow up - 8	Summons service - 7
Assault - 3	Found/recovered property - 1	Suspicious person - 7
Assist motorist - 4	Fraud - 1	Suspicious vehicle - 10
Assist other department - 3	House/building check - 1	Theft - 7
Assist sick/injured - 3	Illegal dumping - 1	Traffic complaint - 12
Attempt to locate - 11	Intoxicated person - 7	Traffic control - 1
Burglary - 1	Loitering - 1	Traffic assignment - 1
CDS violation - 6	Mental subject - 1	Trespassing - 5
Check welfare - 8	Missing person - 2	Unauthorized use - 1
Conservator - 1	Parking violation - 1	Unknown problem - 1
Destruction of property - 6	Patrol check - 293	Violation protective order - 2
Disorderly - 10	Person with weapon - 2	Warrant service - 4
Domestic - 7	Police information - 10	

**\*\*Note – The reportable incident totals on page 1 may differ from the dispatched totals on page 2. The breakdown on page 2 represents all calls dispatched/self initiated by the sheriff's office. The totals listed on page 1 may be less due to factors the deputy learns upon arrival to the scene\*\***



Jay Berry,  
Superintendent Public Works

October 18th, 2012

## Public Works Report

Water Park - When the Haunted trail is complete we will finish winterizing the park.

Graffiti – We continue to take care of graffiti as we find it. There is no new graffiti to report at this time.

Rail Way Trail- We continue our efforts to keep trail looking good. We have replaced the open style trash can lids on the trail with new hooded lids that keep the cans from filling with rain water. The open lids and full mutt mitt bags were not a good combination after a heavy rain.

Water leak- All known water leaks are repaired at this time.

Wet wells- We continue to check and monitor all of our wet wells as part of our preventative maintenance schedule. We are awaiting the arrival of a new pump for B Street wet well.

Fire hydrant –All of the hydrants have been painted in Bay View Hills. We have started to paint the hydrants on the North end of Town. We will pick back up on them when weather permits.

Water meter/MXU- The public works crew is changing out the old radio read MXU's with a new 20 year MXU. This will be done in phases as the old type MXU's have reached the end of their life at this time. We just completed the 3<sup>rd</sup> quarter readings and have an updated list of nonfunctioning MXU's to change out.



## MEMORANDUM

**TO:** Mayor and Town Council  
**FROM:** Bill Watson, Code Enforcement Officer  
**DATE:** October 18, 2012  
**SUBJECT:** Code Enforcement Status Report

### Vehicles Addressed

Location	Status
8315 Bayside Road – Inoperable Vehicle – No Tags	Citation sent 9/25/12
4011 Bandshell Court – Inoperable Vehicle – Expired Tags	Citation sent 9/18/12
3812 Ches. Beach Road – Inoperable Vehicle – No Tags	Citation sent 9/24/12 - Removed

### Grass & Other Violations

Location	Status
3911 16 <sup>th</sup> Street – Patch of Tall grass on steep slope in front yard	Letter sent 8/14/12
4017 17 <sup>th</sup> Street – Tall Grass	Letter sent, Returned undeliverable
7629 B Street – Tall Grass	Letter sent 8/16/12
3914 18 <sup>th</sup> Street – Tall Grass, Trash in driveway	2 Citations sent 9/17/12
8270 Harrison Boulevard – Tall Grass	Called Bank - Mowed
8713 D Street – Tall Grass, Dangerous Building	2 citations sent 9/18/12
3090 Cox Road – Tall Grass	Letter Sent 9/24/12, Owner Called 9 30/12 requested contact for mowing service
3706 27 <sup>th</sup> Street – Tall Grass	Letter Sent 9/25/12
7837 C Street – Tall Grass, Dangerous Deck Railing	2 citations sent 9/12/12

### Court Status

- No cases presently scheduled in court



**TOWN OF CHESAPEAKE BEACH**  
Engineering Report

Trail – Concept plans for a Trail extension from the Tressel and thru the Richfield Station Rail bed have been developed and provided to the Critical Area Commission and the State Highway Administration (SHA). We are currently researching critical area woodland mitigation possibilities and property title issues and preparing environmental studies to move forward with the Trail extension plans. Several potential mitigation programs have been identified and are being pursued. A set of 30% design plans have been forwarded to MSHA to get their feedback on how to gain additional TEA-21 funding.

WWTP – (ENR upgrades) – All permits have been issued and construction drawings are out for bid. We anticipate a March 2013 construction start date.

Kellams Field – We are working with American Irrigation to determine the connection needs (pressure & volumes) for the purple pipe. This work can be performed in conjunction with the WWTP upgrades.

Richfield Station Water Tower – Inspection of the facility has been completed. The inspection report recommendations outline the need for the tank to be cleaned and repainted on the inside and outside of the tank. Corrosion Control Corporation was the contractor selected to perform the Phase One interior work. The interior work of Phase One cleaning and painting will commence soon for a fall cleaning and early spring painting.

Water Park – Short and long term maintenance, repair and upgrade items are being evaluated.

‘E’ Street Pump Station Influent Sewer Pipe - The Town will be performing test holes over the sewer pipe to determine the extent of the ‘belly’ in the pipe. Recommendation for repairs will follow the test holes investigation by the Public Works staff.

Skate Park – Final design plans are ongoing by the skateboard consultant.

Purple Pipe – We are developing layouts for installation of the pipe to serve the Route 260 landscaping areas and Kellams Field. Operation of the system will commence with the ENR project.

Fishing Creek Dredge – The U.S. Army Corps of Engineers has awarded the dredging contract which is to begin this fall. We have been working with the contractor to finalize the embankment and volumes required for the spoil facility and assisting them with locating a suitable location for additional embankment. A location has been determined for the embankment material which is currently being imported. The contractor has mobilized & work is underway.

Fishing Creek Bridge (MD Rt. 261) – We met with MSHA engineers to do a first review of the bridge replacement project. Comments were generated and provided to MSHA to address. No response has been received to date.

17<sup>th</sup> Street Boardwalk – The final phase of the boardwalk has been awarded to MasterCraft Homes, LLC. Work should be in late October and be complete by December

10-TOCB Project List.120808.jhm



Water Park Report  
Marilyn VanWagner, General Manager Water Park  
October 18, 2012

**2012 Final Details-**

The Park is in its final stages of clean-up from the 2012 Season. All equipment and work areas have been deep cleaned and closed off for the winter. We continue to close the season out by finalizing the inventory in each department. Final Season Wrap-Up meetings continue to take place with our top vendors to review sales for the season and discuss what changes need to take place for next Season.

**Staffing –**

Final interviews are still being conducted for next year's Supervisor's. All 2012 employees were given the opportunity to interview for the positions they are interested in before they left at the end of the Season. Once final decisions are made and the Supervisors are selected, they will be enrolled in the proper training classes for the 2013 Season.

**Marketing –**

Continue to work on assessing the effectiveness of the overall marketing plan. In this plan we need to:

- Review and analyze the marketing plan from last year and look into how we can integrate even more of the less expensive social networking.
- Negotiate for seasonal advertising as opposed to annual commitments.
- Research more effective advertising to drive guests to the website

**Maintenance/Upgrades-**

Currently working with the Water Park Advisory Committee and Public Works Supervisor, Jay Berry, to finalize the Maintenance Plan. We are working on both the short term plan, and also a Five Year Plan. Both plans should be available before the October Council Meeting.



**Chesapeake Beach Wastewater Treatment Plant Report**  
**Jon Castro, Superintendent**  
**October 18, 2012**

**Plant Operation:**

The Plant was inspected by MDE and the EPA on September 18, 2012 for the General Permit and the plant's Storm Water Pollution Prevention Plan for the upcoming ENR construction. The plant passed.

Precision Testing performed the final tests on the plant's fuel tank for the generator on September 19, 2012. This will complete the UST requirements for MDE.

BGE disconnected the temporary electric service which was left from the previous construction upgrade on September 24, 2012. This was needed to make room for the ENR Upgrade.

The staff at the plant began to adjust the process control mode of operation on September 26, 2012 to get ready for the colder weather. Novozymes BioRemove 4200 is being added to the Bio-mass to improve the efficiency of the microorganisms.

There were no incidents to report in the plant's Solids and Handling Operation or the Lab Sampling Operation with Duffield Hauling and Chesapeake Labs.

Plant operations for this monthly report did not use the Shell Fish Tank. The last time it was put into operation was on August 26, 2012.

The plant had two emergency alarms responded to during this period. On September 18, 2012 one member of the staff monitored and stabilized the plant during heavy rainfall. On October 4, 2012, David Sarbacher was called in for a power loss at the plant.

The Wastewater Treatment Plant had no spills or violations to report.

**Future Projects:**

The ENR upgrade for the Chesapeake Beach Wastewater Treatment Plant has completed the permit process and design stage and should be put out for bid in October of 2012. Construction should begin in the beginning of 2013.

The plant records will be put into the Sure Scan System with the help of Town Employee Fran Addicott to ensure a better system of storing plant data.