



**MINUTES OF THE
TOWN COUNCIL INFORMATIONAL
WORK SESSION
December 7, 2017**

- I.** Patrick J. Mahoney, Mayor, called the meeting to order at 6:00 p.m. In attendance were: Stewart B. Cumbo, Derek J. Favret, Lawrence P. Jaworski, Gregory J. Morris, and Keith L. Pardieck, Council Members, Sharon L. Humm, Town Clerk, Holly K. Wahl, Town Administrator, James Berry, Public Works Administrator and Christopher Jakubiak, Planning and Zoning Administrator. Absent was Dr. Valerie Beaudin, Council Member.
- II.** **Pledge of Allegiance** – The Mayor led the Pledge of Allegiance.
- III.** **Informational Discussion on the following items:**

The Mayor started the meeting off by stating how thankful the Town is for the investment, of both time and money, which Mrs. Labrano and her family have made in Chesapeake Beach with the opening of the Mamma Lucia's restaurant. Unfortunately, parking has become an issue and tonight the Council will discuss considering a license agreement to Mrs. Labrano to aid in this issue.

- A. 29th Street Licensing Agreement** – Mr. Jakubiak was present to speak concerning the agreement. This agreement would allow the property owner, Mrs. Labrano, the right to use public property, (29th Street) exclusively for restaurant patron parking. Though the Town would remain owner of the property, the responsibility of maintaining it would shift to the business owner. It is included in the agreement, as recommended by the Planning and Zoning, that the right of public access not be denied and that firefighting access be readily accessible to the entire portion of the road.

Currently, parking is arranged parallel to the Bay Crest property line and the proposal is to turn vertical thereby increasing the number of needed parking spaces. The agreement does not allow the license to transfer to another owner if sold, there is no fee tied to the agreement, other than to maintain the property, and the Town can at any time terminate the agreement upon notice. Mr. Jakubiak ended his presentation with the statement that this parking is very important to this business. Being developed with parallel parking, overflow was anticipated, but to what extent it was not known.

The Mayor called for Council discussion.

Mr. Jakubiak addressed the Council's concerns. Among the concerns was the need to retain public access to the bay. Input from adjoining property owners was recommended, making the suggestion that someone from the Bay Crest HOA be present at the Council meeting, along with any other adjoining neighbors. Several members commented, with an approval of a license agreement and the property maintenance shifting to the business owner, it would lift the maintenance cost off the taxpayers.

Councilman Jaworski was pleased to see that the agreement addressed firefighting access, stipulating that suitable access be determined by the Chief of the Fire Department. Councilman Favret questioned the language under "Term of License Agreement" in regards to written termination notice of at least 365 days and then subject them to the removal of all parking lot markings, traffic control signs, and lighting fixtures within twenty days. He suggested that portion of the agreement be reviewed for better balance. Councilman Pardieck suggested two open public parking spaces be provided at the end of the property closet to the bay. The Mayor and Council were in agreement. Councilman Cumbo had reservations in regards to the necessity of a license agreement. He would prefer it remain open to the public as it currently stands and just have it restriped to allow for the additional parking. Councilman Cumbo also had concerns on the signage clause. Councilman Morris acknowledged there is a parking issue but had concerns in regards to it being exclusively marked for restaurant patrons only.

B. Water Park Steel infrastructure replacement - Mrs. Wahl stated the Water Park General Manager and Public Works Administrator have been reviewing the infrastructure at the water park, specifically the steel underneath the tunnel and inside the cave where it has severely rusted. Mrs. Wahl stated the Town has received three bids and asked Mr. Berry to elaborate for the Council.

Mr. Berry commented that the steel on the west end of the tunnel and inside the cave, as Mrs. Wahl stated, are severely rusted and this is work that needs to be done. The Town is recommending awarding a contract to R & R Fabrication, Inc. in the amount of \$16,450. This is in the water park budget. Mr. Berry addressed the council's questions.

C. Council Lightning Round

1. Mr. Favret had no comment.

2. Mr. Pardieck commented that the fourth community outreach forum will take place on December 13th having fifteen different service providers present and free naloxone training will be available also for anyone wanting to be trained.

3. Mr. Morris thanked the Mamma Lucia's owner for being passionate about Chesapeake Beach commenting he knows there have been a lot of hurdles to overcome but assured them that the Town wants to do everything reasonable possible to make their business thrive and be successful.

4. Mr. Jaworski echoed Mr. Morris's comments and stated he is delighted to have the Mamma Lucia's restaurant here in Town. He thanked everyone that participated and attended the Pat Carpenter Holiday parade and looks forward to next year.

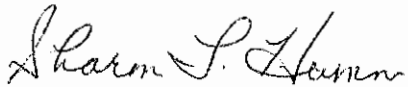
5. Mr. Cumbo stated, though not in agreement with the license agreement, he is pro-business and is glad that Mamma Lucia's is here in Town. Mr. Cumbo reminded the Council the SMMA Legislative Dinner will be held December 13th at North Beach Town Hall and the next SMMA regular Chapter meeting will be hosted by Chesapeake Beach on January 17, 2018.

6. The Mayor asked the Council to keep an open mind in regards to the 29th Street Licensing Agreement.

IV. Adjournment:

The meeting adjourned at 7:17 p.m. on a motion by Councilman Jaworski. Seconded by Councilman Cumbo, all in favor.

Submitted by,

A handwritten signature in cursive script that reads "Sharon L. Humm".

Sharon L. Humm
Town Clerk