



**PUBLIC HEARING MINUTES**  
**June 21, 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, Assistant Town Treasurer, Jay Berry, Superintendent of Public Works, Paul Woodburn, Town Engineer, Chris Jakubiak, Zoning Administrator, Jon Castro, WWTP Superintendent and Wilson Cochran, Project Manager. Absent were Dr. James Parent, Town Administrator, Leslie Porter, Town Treasurer, William Watson, Code Enforcement Officer, Marilyn Van Wagner, Water Park General Manager and First Sergeant Bowen.

**Ordinance O-12-6, 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 asked the Town Attorney to comment. The Town Attorney stated the proposed zoning map that was introduced last month contained a change that the Planning Commission had not yet commented on. The area is 28<sup>th</sup> Street north to 31<sup>st</sup> Street on the east side of Bayside Road. The area is being changed from High Density Residential Village with Bonus Overlay to High Density Residential Village.

The Mayor stated that even though this would have to be referred to the Planning Commission for comment, testimony would still be taken from the public.

Mr. Jakubiak, Zoning Administrator, stated that the changes being proposed are as follows:

1. West side of Bayside Road between 15<sup>th</sup> and 16<sup>th</sup> Streets to change from Commercial to R-MD—**P&Z recommended change**
2. Route 260, parcels west of A-1 Antiques to change from R-V to Commercial—**P&Z recommended change**
3. NBVFD – to change from R-V to Commercial—**P&Z recommended change**
4. Group of parcels on the west side of Bayside Road extending to North Beach, the 8700 Block of Bayside Road from R-V to Commercial—**P&Z recommended change**
5. 8700 Block of C Street, known as the Walker Subdivision, from R-V w/Bonus Overlay to R-MD—**P&Z split vote on recommendation**
6. East side of Bayside Road from Veterans Park north to 31<sup>st</sup> Street, two changes proposed; 1) lands that are H-D w/Bonus Overlay change to H-D and 2) R-V w/Bonus Overlay to lift overlay and remain R-V—**Refer to P&Z for recommendation/comment**

**Public Comment was received by:**

1. Gary Coldsmith of 8200 Elm Lane
2. Mary Ann Valaer of 7610 Bayside Road
3. Teresa York of 7150 Old Bayside Road
4. Jeff Krahling of 3216 Ina Chase

There being no further comments the hearing was adjourned at 8:15 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  
June 21, 2012**

**I.** Bruce A. Wahl, Mayor, called the meeting to order at 8:15 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, Assistant Town Treasurer, Jay Berry, Superintendent of Public Works, Paul Woodburn, Town Engineer, Chris Jakubiak, Zoning Administrator, Jon Castro, WWTP Superintendent and Wilson Cochran, Project Manager. Absent were Dr. James Parent, Town Administrator, Leslie Porter, Town Treasurer, William Watson, Code Enforcement Officer, Marilyn Van Wagner, Water Park General Manager and First Sergeant Bowen.

**II. Pledge of Allegiance.** Mr. Cumbo led the Pledge of Allegiance.

**III. Approve the Agenda.**

**MOTION:** Mr. Mahoney moved to approve the agenda as presented. Seconded by Mr. Cumbo, all in favor.

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

**Approval of the minutes of the May 17, 2012 Public Hearings.**

**MOTION:** Mr. Mahoney moved to approve the minutes of the May 17, 2012 Public Hearings. Seconded by Ms. Spano, all in favor.

**Approval of the minutes of the May 17, 2012 Town Council Meeting.**

**MOTION:** Mr. Mahoney moved to approve the minutes of the May 17, 2012 Town Council Meeting. Seconded by Ms. Lamb, all in favor.

**Approval of the minutes of the June 5, 2012 Emergency Public Hearing.**

**MOTION:** Mr. Mahoney moved to approve the minutes of the June 5, 2012 Emergency Public Hearing. Seconded by Mr. Cumbo, all in favor.

**Approval of the minutes of the June 5, 2012 Emergency Town Council Meeting.**

**MOTION:** Mr. Mahoney moved to approve the minutes of the June 5, 2012 Emergency Town Council Meeting. Seconded by Ms. Lamb, all in favor.

V. **Petitions and Communications:**

- A. **Presentation of the Stars and Stripes Contest Winners** – Mrs. O’Dell was present to recognize the winners of the Stars and Stripes Festival contest. Mrs. O’Dell presented prizes for best decorated businesses and homes and recognized Jessica Williams for her outstanding artwork. Mrs. O’Dell thanked her committee and all those that were involved in helping to make the first annual Stars and Stripes Festival a success. The Mayor also thanked Mrs. O’Dell for all her time and hard work.
- B. **Deputy’s Report** – First Sergeant Bowen submitted the attached written report but was not present. Cpl. Wahlgren was present to address the Council.
- C. **Public Works Report** – Mr. Berry submitted the attached written report. Mr. Berry reported that Jared Williams, an eagle scout, has taken on the project of painting the fire hydrants and is doing a great job.
- D. **Code Enforcement Officer’s Report**- Mr. Watson submitted the attached written report but was not present to address the Council.
- E. **Town Engineer’s Report** – Mr. Woodburn submitted the attached written report. Mr. Woodburn reported that the one year anniversary inspection on the Chesapeake Village water tower showed all is good. An inspection was done on the Richfield Station water tower recommending the need to clean the inside of the tank and to repaint various locations on the interior and exterior of the tank. Bids for the components outlined have been received and would be presented to Council soon.
- F. **Water Park Report** – Mrs. VanWagner submitted the attached written report but was not present to address Council. Mr. Mahoney stated that the water park now has an “Adult Swim”. Mr. Cochran reported that the main filter pump had been down and commended the public works crew on a great job in getting things back up and running. Dr. Beaudin reported that the water park employs 149 employees of which 49 are Chesapeake Beach residents, 92 are county residents and the remaining 8 are outside of the county.
- G. **Wastewater Treatment Plant Report** – Mr. Castro submitted the attached written report with another month of no spills and/or violations.
- H. **North Beach Volunteer Fire Department Report** – Mr. Gordy submitted the attached written report.
- I. **Treasurer’s Report** – There was no report.
- J. **Mayor’s Report** –
  - 1. The Mayor reported on a personal note, that he had cataract surgery and was extremely pleased with the results.

2. The Mayor stated that the MML Convention will be held next week and he would be running for a 3<sup>rd</sup> consecutive term for the MML Board of Directors.
3. The Mayor reported that John Bacon will chair the Utility Rates Committee which met on June 19<sup>th</sup> with the following members; Dave Hendry, Melanie Loveless, Coral Palmerton, Gary Luckett and Eunice Lin. The mission is to formulate a rate structure that is equitable and sustainable for all rate payers.
4. The Mayor stated that a meeting will be held on July 9<sup>th</sup> with the State Highway Project Engineer on the Fishing Creek Bridge Replacement.

## **VI. Resolutions & Ordinances**

- A. **Vote on Ordinance O-12-6, 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 stated a change was contained in the proposed zoning map that had yet to be commented on by the Planning Commission and needed to be referred back for recommendation.

**MOTION:** Mr. Mahoney moved to refer this back to the Planning and Zoning Commission for recommendation. Seconded by Mr. Cumbo, all in favor.

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

- A. **Planning & Zoning Commission** – Chairman LaBar gave a brief report on the meeting held June 13, 2012.
- B. **Board of Appeals** – Mr. Jakubiak reported that the June 12<sup>th</sup> hearing was canceled as the applicant withdrew their application.
- C. **Water Park Advisory Board** – Mr. Cumbo reported a meeting was held June 19<sup>th</sup> and the Board continues working on a maintenance plan and possible additions to the park. Mr. Cumbo also reported that the new blue slide tower is complete.

- D. **Skateboard Park Committee** – Mr. Carpenter reported that the Town received notification from the State of a grant in the amount of \$125,000 that was included in the state bond bill for the skateboard park.
- E. **Election Advisory Committee** – Mr. Carpenter reported that the committee has not met since the last Town Council meeting but stated that he met with the Town Attorney in regards to issues raised by Mr. Mahoney concerning campaign finance disclosure. The Town Attorney suggested that campaign finance disclosure not be applicable for the 2012 election as some candidates have already filed with possible campaigns underway but be implemented for the 2016 election.
- F. **Chesapeake Beach Oyster Cultivation Society Committee** – Mr. Bacon gave the water monitoring report.

**VIII. Unfinished Business:**

- 1. Mr. Cumbo stated that under Article IV “Candidates for Office” that any person who is qualified to hold office pursuant to the Charter may have his or her name placed on the ballot as a candidate for Mayor or Council person by filing a “Certificate of Nomination” with the Town Clerk. Currently, candidates are using a form entitled “Declaration of Intent to Run for Office”. Mr. Cumbo is requesting the Election Board look into the correct title for the candidate filing form.
- 2. Mr. Mahoney requested that the election deadline be published in the newsletter and posted on the website.

**IX. New Business:**

- 1. **Consider awarding a contract to Gradient Construction, LLC in the amount of \$63,500 for a new Old Bayside Road 10” waterline.**  
Mr. Woodburn stated this was a budgeted item.

**MOTION:** Mr. Mahoney moved to approve awarding a contract to Gradient Construction, LLC in the amount of \$63,500 for the installation of a new Old Bayside Road 10” waterline. Seconded by Dr. Beaudin, all in favor.

**X. Public Comment:**

Public comment was received by:

1. Gary Coldsmith of 8200 Elm Lane
2. Joseph Johnson of 8089 Windward Key Drive
3. Connie O'Dell of 3908 17<sup>th</sup> Street
4. Jeff Krahling of 3216 Ina Chase

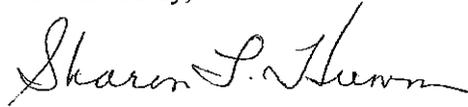
**XI. Council Lightning Round:**

1. Mr. Mahoney encouraged all to be safe as the July 4<sup>th</sup> holiday approaches.
2. Mr. Carpenter had no comment.
3. Ms. Lamb thanked everyone for coming.
4. Ms. Spano thanked everyone for coming.
5. Mr. Cumbo had no comment.
6. Dr. Beaudin reminded all that Tuesdays after 4 pm Chesapeake Beach residents get in free at the water park.

**XII. Adjournment:**

There being no further business, the meeting adjourned at 9:30 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: June 01, 2012  
To: Sharon Humm  
From: First Sergeant Craig Bowen  
Re: Sheriff's Office Report-Chesapeake Beach

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In May, the Sheriff's Office handled **579** calls for service in Chesapeake Beach. This is up from 530 calls in April.

Call Breakdown for May:

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

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

Of the 579 calls, we handled:

- 2 Assaults (both closed by arrest)
- 0 Robbery
- 9 CDS Violations
- 12 Thefts (3 closed and 9 under investigation)
  - *Theft of backpack*
  - *2 Theft from vehicles*
  - *2 Theft of bicycles*
  - *Theft of cellphone*
  - *Theft of wallet*
  - *Theft of services (left restaurant w/out paying)*
  - *Theft of gas cans*
  - *Theft of a mailbox*
  - *Theft of a cooler*

- 2 Burglary (1 shed and 1 apartment – both under investigation )
- 2 Destruction of Property (both closed)
- 4 DWI

**Breakdown of Dispatched/Self Initiated Calls**

911 hang up - 5	DWI - 4	Summons Service - 8
Accident-11	Eviction - 2	Suspicious Person - 10
Alarm - 13	Fight - 4	Suspicious Vehicle - 15
Animal Complaint - 1	Fireworks complaint - 2	Telephone Misuse - 1
Assault - 6	Follow up - 6	Theft - 16
Assist motorist - 6	Found/Recovered Property - 2	Traffic Complaint - 9
Assist other department - 5	House/Building check - 2	Traffic Control - 1
Assist sick/injured - 2	Intoxicated Person - 3	Trespassing - 3
Attempt to locate - 16	Loud/Music - 5	Unknown Problem - 2
Burglary - 2	Missing Person - 1	Warrant Service - 4
CDS Violation - 11	Noise Complaint - 1	
Check Welfare - 7	Parking Complaint - 7	
Conservator - 2	Patrol Check - 334	
Destruction of Property - 2	Police Information - 10	
Death Investigation - 1	Protective order - 4	
Disorderly - 15	Search warrant - 2	
Domestic - 8	Special Assignment - 8	

**\*\*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

June 21, 2012

## Public Works Report

Water Park- The Park is now open full time and we have passed both State and County inspections. We are currently generating a list of items that will need to be repaired at the close of the season. The Public works crew responds to whatever may occur during daily operations, when needed.

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

Chesapeake Village water tower – The one year anniversary inspection has been completed at this time and we have compiled a punch list.

Rail Way Trail- We continue our efforts to keep trail looking good. I have ordered different trash lids and cigarette receptacles for the trail in order to keep the rain water out of the trash and the butts from blowing away.

Water leak- We have repaired a water lateral leak on D St off of 1<sup>st</sup>. There are no other water leaks to report at this time.

Wet wells- We continue to check and monitor all of our wet wells as part of our preventative maintenance schedule. We will be pulling and checking the water park wet well pumps this month. We have pulled pump 3 at Mears Ave pump station due to a seal fail. It has been sent out for repairs and is due back next week.

Fire hydrant – We are setting up to prep and paint some of the 150+ hydrants in town.

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.



# MEMORANDUM

**TO:** Mayor and Town Council  
**FROM:** Bill Watson, Code Enforcement Officer  
**DATE:** June 21, 2012  
**SUBJECT:** Code Enforcement Status Report

## Code Enforcement

Location	Vehicles Addressed	Status
Inoperable Vehicle – 8730 D Street	Vehicle properly tagged	
Inoperable Vehicle – 3802 13 <sup>th</sup> Street	Citation, vehicle now tagged	
2 Inoperable Vehicles – 3812 19 <sup>th</sup> Street	Citations sent 5/7/12	

## Grass & Other Violations

Location	Status
8717 D Street – Tall Grass	Mowed
3676 Silverton Lane – Animal Waste in yard	Cleaned up
8727 D Street – Tree Debris in rear yard	Cleaned up
3813 19 <sup>th</sup> Street – Tall Grass	Citation sent 5/7/12, returned, re-sent 5/11/12
3907 16 <sup>th</sup> Street – Tall grass	Citation sent 5/11/12
7400 Woodshire Avenue – Pile of debris on shoulder	Letter sent 5/11/12
8720 D Street – Tall Grass	Citation sent 5/11/12
8721 D Street – Tall Grass	Citation Sent 5/11/12
8728 D Street – Tall Grass	Citation Sent 5/11/12

## Court Status

- 7626 C Street – Dangerous Building (Shed) Court Date 6/5/12



**TOWN OF CHESAPEAKE BEACH**  
Engineering Report

Chesapeake Village Water Tower – An inspection of the interior of the tower took place on May 22<sup>nd</sup> for the one year anniversary inspection. The inspection showed all is good and functioning properly. Two minor corrective items were noted and both are now corrected.

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 for a first look see. Critical area and Town staff conducted a walk through and the feed back was very positive. We are currently researching critical area woodland mitigation possibilities and property title issues to move forward with the trail extension plans.

WWTP – (ENR upgrades) – Grading and building permits have been issued by the County. We received DPW&T approval and sediment control approval. The package to the Critical Area Commission has been approved. Bid packages are assembled and ready to go out as soon as MDE gives the go ahead. WE are told that the permit is written and that we should have it shortly. A final coordination coordinating meeting.

Kellams Field Reconstruction – The safety net for the larger baseball field has been delivered to the Town.

Richfield Station Water Tower – Inspection of the water tower has been completed. The inspection recommendations outline the need to clean the inside of the tank and to repaint various locations on the interior and exterior of the tank over the next several years. We have received bids for the components outlined within the report.

Water Park – Winter repairs and 2012 improvements are ongoing. The blue slide tower is complete.

‘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 hole investigation.

Bayside Water Tower – Working on the designated water line connection from the main 10” pump house line.

Skate Park – Final design plans are ongoing.

Purple Pipe – We are moving forward with layouts for installation of the pipe to serve the Route 260 landscaping areas and Kellams Field.

Stormwater Quality Research – Researching Stormwater Quality opportunities within major developed areas of the Town. This includes actively pursuing several grant opportunities.

Grant Opportunities – Awaiting responses from the various granting agencies.

Street Lights – We are preparing to install several more street lights along Rt. 260 westbound between E Street and F Street, at Cox Road and along Rt. 261 at Horizons. The lights will be installed in the coming months.

Woodshire Lane – Work is underway to replace the old 4” line with a new 6” line to eliminate reoccurring repairs and add fire flow capacity.

Richfield Station – Road maintenance and repairs are underway.

10-TOCB Project List.120808.jhm



**Water Park Report**  
Marilyn VanWagner, General Manager Water Park  
June 21, 2012

**Staffing -**

Training packages are still being developed for each department. In the past only the lifeguards were formally trained and tested. This season each of the other departments will have more formal training as well. At the end of the training, in each department, there is a written exam.

No applicants in any department will be hired until they go through the classroom training, "on the job" training and the written test.

We will be holding a second lifeguard training this year in June.

**Marketing -**

Discounted Season Passes are currently being offered on line for Chesapeake Beach Residents.

The marketing brochure is at the printer after several rounds of editing. It will be available by opening day.

Many of the signs in the park are being updated to add new rules and new procedures.

**Special Events -**

Mark your calendars for June 14, the World's Largest Swim Lesson. We will participate again this year in this great event. We will be joining an estimated 20,000+ swimmers on five continents around the World, in an effort to promote awareness that swimming lessons save lives. Go to the website <http://chesapeakebeachwaterpark.com/Home> , and sign up for this great event.

Many other special events will be taking place this season. Some of the events we are working on are, Night Slides, Character Days, the Employee Appreciation Party, the Employee Awards Celebration, and the Red Cross Blood Drive.

**Maintenance/Upgrades-**

- The Town is working on many maintenance items and a few upgrades that are needed in the Park. Wilson Cochran has been instrumental in spear heading these projects.
- Town Engineer, Paul Woodburn and Wilson Cochran are working on the repair/renovation of the new Blue Slide Tower.



**Chesapeake Beach Wastewater Treatment Plant Report**  
**Jon Castro, Superintendent**  
**June 15, 2012**

**Plant Operation:**

The Plant Operations ran its normal routine this month with no major problems to report.

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 February 29, 2012.

The plant had two emergency alarms responded to during this period. On May 29, 2012 an operator responded to a Clarifier shut down and on June 1, 2012 an operator responded to the plant during a storm to make sure the plant was operating normally. One alarm was most likely caused by a power flicker but could not be confirmed and the second was a preventative check on plant operations.

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 by the end of May of 2012. Construction should begin in the fall of 2012.



## Council Meeting Memorandum

To: Mayor and Town Council  
From: Christopher Jakubiak, AICP  
Date: June 21, 2012  
Re: Report

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The Planning Commission met on May 13<sup>th</sup>. The agenda included review and discussion of 12 sections of the Zoning Ordinance that I recommended could be updated, improved, and/or clarified. The Planning Commission prioritized the list and over the next year will work to improve and enhance the usability of the document. In practice, this means that the Planning Commission will study, approve, and recommend amendments to the Zoning Ordinance for official adoption by the Mayor and Town Council.

The next Planning Commission meeting will be July 11<sup>th</sup>.

The Board of Appeals was scheduled to meet on June 12<sup>th</sup> to hear a variance case on 7605 B Street to allow construction of a single-family house. Several days prior to the meeting, the applicants withdrew their request for the variance.