



**MINUTES OF THE  
TOWN COUNCIL MEETING  
December 20, 2018**

**I.** Patrick J. Mahoney, Mayor, called the meeting to order at 7:00 p.m. In attendance were: Dr. Valerie Beaudin, Stewart B. Cumbo, Derek J. Favret, Lawrence P. Jaworski, Gregory J. Morris, and Keith L. Pardieck, Council Members, Sharon L. Humm, Town Clerk, Elissa Levan, Town Attorney, Dale Clark, Town Treasurer, Jay Berry, Public Works Administrator, Paul Woodburn, Town Engineer, Marilyn VanWagner, Water Park General Manager, and Lieutenant Naughton. Absent were Holly K. Wahl, Town Administrator, Connie O'Dell, Code Enforcement Officer, and Jon Castro, WRTP Superintendent.

**II. Pledge of Allegiance.** The Mayor recognized newly elected incumbent North Beach Town Councilman Mickey Hummel in the audience, and asked him to lead the Pledge of Allegiance.

**III. Approve the Agenda.**

**MOTION:** Councilman Jaworski moved to approve the agenda.  
Seconded by Councilman Favret, all in favor.

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

**V. Approval of the minutes of the November 15, 2018 Town Council meeting.**

**MOTION:** Councilman Morris moved to approve the minutes of the November 15, 2018 Town Council meeting. Seconded by Councilman Jaworski, all in favor.

**Approval of the minutes of the December 6, 2018 Informational Work Session.**

**MOTION:** Councilman Pardieck moved to approve the minutes of the December 6, 2018 Informational Work Session. Seconded by Councilwoman Beaudin, all in favor.

**Approval of the minutes of the December 6, 2018 Executive Session.**

**MOTION:** Councilman Jaworski moved to approve the minutes of the December 6, 2018 Executive Sessions. Seconded by Councilwoman Beaudin, all in favor.

**VI. Petitions and Communications**

**A. North Beach Volunteer Fire Department** – The attached written report was submitted.

**B. Deputy's Report** –Sergeant Phelps submitted the attached written report and Lieutenant Naughton was present to address the Council. Lieutenant Naughton reported on the theft at Roland's and explained the three marijuana civil citations and Sergeant Phelps reminded everyone to please lock their vehicles.

- C. **Public Works Report** – Mr. Berry submitted the attached written report and was present to address the Council. Mr. Berry stated the fence gate hinges at the ballfields had been upgraded to commercial hinges.
- D. **Code Enforcement Report** – Mrs. O'Dell 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 and was present to address the Council. Mr. Woodburn addressed the Council's inquiries on a number of report items.
- F. **Water Park Report** – Ms. VanWagner submitted the attached written report and was present to address the Council. Ms. VanWagner updated the Council on the status of the under pool piping project.
- G. **Water Reclamation Treatment Plant Report** – Mr. Castro submitted the attached written report but was not present to address the Council. Councilman Jaworski stated with the tremendous amount of rainfall that we have received, applauded Mr. Castro and his staff for no spills.
- H. **Town Treasurer Report** – Mr. Clark submitted the attached written report and addressed the Council.
- I. **Town Administrator's Report**- Mrs. Wahl submitted the attached written report but was not present to address the Council.
- J. **Mayor's Report** –
  - 1. The Mayor thanked Town Staff and Les King of Windmill Farms for the fantastic job on the Christmas lighting in the Town. A special thanks to Mr. King for going above and beyond and also the support of the Council to make the Light up the Town such a success!
  - 2. The Mayor reported that he received a phone call from Senator Van Hollen's office informing him that the Army Corp of Engineers allocated 1.36 million dollars in their work plan for the federal dredge. The Mayor thanked Paul Woodburn, Mr. Berry, and Mrs. Wahl for the part they played in securing funds for the dredge.

**VII. Resolutions & Ordinances: None**

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

- A. **Planning & Zoning Commission** – There was a meeting held December 12, 2018. No one was present to give the report.
- B. **Board of Appeals** – There was a meeting held December 13, 2018 to review and consider adoption of decision for Jason Hine 4008 Old Bayside Road Chesapeake Beach, MD.

- C. **Ethics Commission**– Mr. Kete was present to address the Council. Mr. Kete stated the Ethics Commission will hold a special work session on January 2, 2019 to discuss inquiries from the Mayor and Town Council regarding proposed ethics ordinance revisions.
- D. **Chesapeake Beach Oyster Cultivation Society** – John Bacon submitted the attached written report and was present to give the report.
- E. **Economic Development Committee** – Councilman Jaworski reported with 2019 marking the 125<sup>th</sup> anniversary of the town, the committee is planning to do some type of celebration and initial planning is in the works for the next Taste the Beaches. Also, active discussion on a number of initiatives of joint interests of both towns is underway and looking forward to both towns working together.
- F. **MML Report** – Councilman Cumbo reported the December 12<sup>th</sup> Legislative dinner was well attended with Senator Miller, Delegate Mark Fisher and representatives from the Governor’s office and Senator Van Hollen’s office present. The next SMMA meeting will be held on January 23, 2019 in Leonardtown.
- G. **Twin Beaches Opioid Abuse Awareness Coalition** – Councilman Pardieck reported on the most recent statistics and thanked the resource providers that attended the Resource Fair on December 12<sup>th</sup>.
- H. **Walkable Community Advisory Group** – Councilman Favret reported there was no meeting held this month but wanted to mention that a number of members of the group met and had a good discussion with Planning and Zoning Administrator Chris Jakubiak on December 12<sup>th</sup> in regards to the group’s deliverables previously submitted and also was pleased to report on the sidewalk completion at Mears Avenue and the shopping center and thanks to all that had a hand in it.

IX. **Unfinished Business:** None

X. **New Business:**

1. Council to consider awarding a contract to All Ready Concrete Company to replace broken concrete pool decking in the amount of \$19,856.00.

**MOTION:** Councilwoman Beaudin moved to approve awarding a contract to All Ready Concrete Company to replace broken concrete pool decking in the amount of \$19,856. Seconded by Councilman Cumbo, all in favor.

2. Council to consider a \$500 grant to the Twin Beach Players Organization.

**MOTION:** Councilman Morris moved to approve the grant to the Twin Players Organization. Seconded by Councilman Favret.

**MOTION:** Councilman Morris moved to amend the motion to increase the grant to \$1,000. Seconded by Councilman Favret. Ayes, Councilmen Cumbo, Favret, Jaworski, Morris and Pardieck. Abstained, Councilwoman Beaudin. **Motion Passes.**

The Council voted on the motion as amended. Ayes, Councilmen Cumbo, Favret, Jaworski, Morris and Pardieck. Abstained, Councilwoman Beaudin. **Motion Passes.**

3. Council to consider a lease amendment with T-Mobile, which provides a guaranteed rental income of \$170,080.50 over 5 years.

**MOTION:** Councilwoman Beaudin moved to approve a lease amendment with T-Mobile, which provides a guaranteed rental income of \$170,080.50 over 5 years. Seconded by Councilman Morris, all in favor.

**XI. Public comment was received by:** None

**XII. Council Lightning Round:**

1. Dr. Beaudin wished everyone a Merry Christmas and enjoy time with your family.
2. Mr. Cumbo wished everyone a happy and safe holiday.
3. Mr. Jaworski commented Happy Holidays to all!
4. Mr. Morris wished everyone the best holiday season, to enjoy time with your family and be thankful for all our blessings.
5. Mr. Pardieck spoke briefly on the Maryland Climate Leadership Academy which he and Councilman Jaworski are enrolled in and wished everyone a great holiday.
6. Mr. Favret wished everyone a Merry Christmas and invited everyone to come out and view the ninth annual Chesapeake Village luminaria on Saturday, December 22<sup>nd</sup>.

**XIII. Executive Session** Councilman Jaworski moved to close the regular meeting at 8:45 pm under the Statutory Authority of the Md. Annotated Code, General Provisions Article, §3-305(b) (3)) to consider the acquisition of real property for a public purpose and matters directly related thereto and subsection (7) to consult with counsel to obtain legal advice. Seconded by Councilman Pardieck, all in favor.

The Mayor re-opened the regular meeting at 9:34 pm.

All members that voted in favor to close for an executive session were present the entire closed session and that the purpose was to discuss real property and receive legal advice from counsel.

**XIV. Adjournment:**

There being no further business, the meeting adjourned at 9:35 p.m. on a motion by Councilwoman Beaudin. Seconded by Councilman Jaworski, all in favor.

Submitted by,



Sharon L. Humm  
Town Clerk



## NORTH BEACH VOLUNTEER FIRE DEPARTMENT

### EMS

EMS calls- 102

Calls dispatched to the town of NB- 32

Calls dispatched to the town of CB- 50

Chest pains- 12

Diabetic Emergency- 2

Fire's- 1

MVA-11

Overdose- 3

Psychiatric Emergency- 0

Respiratory Distress- 7

Seizures- 1

Stroke (CVA)- 1

Unconscious Subject- 5

Choking- 0

Syncope- 2

Gunshot- 0

Head Injury- 0

Assault- 3

Hemorrhage- 3

Cardiac Arrest- 3

Altered Mental Status- 2

Allergic Reaction- 2

Traumatic Injury- 15

Other- 29

### Fire

Fire Calls- 72

Calls dispatched to the town of NB- 17

Calls dispatched to the town of CB- 39

AFA- 3

Brush- 2

Fire's- 7

Hazmat- 1

Investigation- 2

MVA- 12

Landing Zone- 2

Service Calls- 10

Water Rescue- 3

EMS- 28



Memo



## CALVERT COUNTY SHERIFF'S OFFICE TWIN BEACHES PATROL

Date: December 6, 2018  
To: Sharon Humm  
From: Sergeant Thomas S. Phelps  
Re: Sheriff's Office Report-Chesapeake Beach

In November of 2018, the Sheriff's Office handled 340 calls for service in Chesapeake Beach. This is down from 352 calls in October 2018.

Call Breakdown for November 2018:

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

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

Of the 352 calls, we handled:

- 2 CDS Violations (1 Amphetamine, 1 Heroin) (Closed by Arrest)
- 3 Thefts
  - Shoplifting of Pop Tarts from Roland's (Closed by Arrest)
  - Tablet from Vehicle – Rod n Reel (Under Investigation)
  - Cash from Employee's Purse – Roland's (Under Investigation)
- 1 Destruction of Property
  - Damaged Window Screen – Gordon Stinnett (Closed by Arrest)
- 3 DUI Arrests
- 2 False Name to LEO Arrests
- 1 Non-Fatal Heroin Overdose
- 3 Marijuana Civil Citations
- 1 Assault Arrest
- 1 Protective Order Violation Arrest

November 2018 Calls for Service Chesapeake Beach

Call Type	Month	Year	Call Type	Month	Year	Call Type	Month	Year
911 Hang Up	12	121	Fireworks Complaint	0	5	Relay	0	5
Abandoned Vehicle	0	12	Follow Up	7	69	Robbery	0	1
Accident	18	146	Found Property	2	22	Search Warrant	1	8
Alarm	11	132	Fraud	0	14	Sexual Assault	0	2
Animal Complaint	3	33	Harassment	1	6	Sex Offender Registry	0	0
Assault	2	20	Illegal Dumping	0	2	Special Assignment	3	40
Assist Motorist	9	91	Industrial Accident	0	1	Stalking	0	0
Assist Other Dept	2	23	Indecent Exposure	0	4	Stolen Vehicle	0	5
Assist Sick/Injured	3	59	Intoxicated Person	0	15	Summons Service	3	21
Attempt to Locate	4	85	Kidnapping/Abduction	0	0	Suspicious Person	5	78
BioChem/ Susp Package	0	1	Loitering	0	2	Suspicious Vehicle	8	79
Burglary	1	20	Lost Property	0	1	Tampering with MV	0	3
CDS Violation	1	27	Loud Party/ Music	1	26	Telephone Misuse	0	3
Check Welfare	6	111	Mental Subject	0	5	Theft	6	77
Conservor of Peace	0	16	Missing Person	3	18	Traffic Complaint	9	95
Destruction of Property	2	24	Neighborhood Dispute	0	2	Traffic Control	0	3
Death Investigation	0	2	Notification	1	6	Traffic Enforcement	1	16
Disorderly	5	112	Parking Complaint	15	65	Trespassing	0	49
Domestic	8	79	Patrol Check	176	1409	Unauthorized Use MV	0	1
Escort	0	3	Person with Weapon	0	2	Unknown Problem	1	21
Eviction	1	13	Police Information	2	52	Violation Protective Order	1	6
Fight	0	15	Protective/Peace Order	0	7	Warrant Service	3	35
Firearms Complaint	3	6	Proowler	0	1			
Total Calls							340	3433

\*\*\*\* Notes \*\*\*\*

Deputies assigned to the Twin Beach Patrol handled 320 calls outside of the Twin Beach Patrol Area in September 2018. (These calls include off duty responses, calls handled to and from work, special events, overtime assignments, special unit assignments, special call assignments, etc. The Computer Data System has no way of classifying the on shift or off shift status of an officer when handling a call for service.)

November 2018 Calls for Service North Beach

Call Type	Month	Year	Call Type	Month	Year	Call Type	Month	Year
911 Hang Up	1	52	Fireworks Complaint	0	1	Relay	0	1
Abandoned Vehicle	1	14	Follow Up	2	48	Robbery	0	0
Accident	5	33	Found Property	0	8	Search Warrant	0	2
Alarm	1	39	Fraud	0	3	Sexual Assault	0	1
Animal Complaint	1	8	Harassment	0	4	Sex Offender Registry	0	1
Assault	1	13	Illegal Dumping	0	0	Special Assignment	6	34
Assist Motorist	3	26	Industrial Accident	0	0	Stalking	0	0
Assist Other Dept	1	11	Indecent Exposure	0	2	Stolen Vehicle	0	3
Assist Sick/Injured	4	41	Intoxicated Person	1	6	Summons Service	3	11
Attempt to Locate	10	68	Kidnapping/Abduction	0	0	Suspicious Person	5	38
BioChem/ Susp Package	0	1	Loitering	0	3	Suspicious Vehicle	3	36
Burglary	1	6	Lost Property	0	0	Tampering with MV	0	1
CDS Violation	3	13	Loud Party/ Music	0	12	Telephone Misuse	0	1
Check Welfare	5	54	Mental Subject	0	2	Theft	4	33
Conservor of Peace	0	4	Missing Person	0	7	Traffic Complaint	2	22
Destruction of Property	0	10	Neighborhood Dispute	0	1	Traffic Control	0	0
Death Investigation	1	3	Notification	0	0	Traffic Enforcement	0	9
Disorderly	1	45	Parking Complaint	1	28	Trespassing	1	19
Domestic	1	35	Patrol Check	67	624	Unauthorized Use MV	0	1
Escort	0	7	Person with Weapon	0	1	Unknown Problem	0	3
Eviction	0	1	Police Information	6	40	Violation Protective Order	0	3
Fight	1	7	Protective/Peace Order	1	8	Warrant Service	1	12
Firearms Complaint	2	4	Prowler	0	1			
Total Calls							146	1525

\*\*\*\* Notes \*\*\*\*

	Month	Year		Month	Year		Month	Year
DUI Arrest	2	7	CDS Arrest	4	11	Other Arrest	1	33
Civil Marijuana Citations	3	13	Non Fatal Overdose	2	11	Fatal Overdose	0	1





Public Works Administrator's Report

To: Mayor & Town Council

From: James Berry

Subject: Public Works Report

Date: December 20, 2018

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Water leak- We have located and repaired a water line lateral leak at the East end of Route 260. On Elm street we also had a lateral water line fail and we replaced it along with the saddle.

Wet wells- The new fence is up around C and 31<sup>st</sup> street. We have pulled both pumps at Mears Ave. to check for clogs and debris. We cleaned and serviced the check valves at Bay View hills.

Water meter/MXU- Nothing new to report

Flushing- We are done our 3<sup>rd</sup> and last flushing for the year. We will flush again next year in early spring.

Ball fields – At the time of this report we are starting to winterize the complex. All of the perimeter fence gate hinges have been upgraded to a commercial hinges.

Rail Way Trail – We are removing leaves on the trail as weather permits. The field trips are complete, and we have winterized the oyster aquarium. I want to thank John, Ron, and everyone else that volunteers to make that happen.

Water park – The contracted work has begun and should be complete by the time of this report. Filo is working with the contractor to check progress.

SHA bridge- I met with Mike the SHA inspector today and as of right now the project is still on schedule to be complete by June of 2019.

Emergency calls –We had 6 calls requiring a response this Month. 3 for our wet wells, 1 for a backed-up storm drain and 2 for water leaks.



## Code Enforcement Summary Report

### Report Criteria:

Status Assigned To: O'Dell, Connie      Census Tract Violation Initiation Open Date Range: From 01/01/2018 To 12/13/2018      Follow up Date Range: From To

### CE Totals

Total Closed Cases			Open Cases		
<b>Totals</b>	<b>88</b>	<b>71</b>	<b>71</b>	<b>17</b>	<b>17</b>

### CE Cases by Employee

Employee	Total Closed Cases	Open Cases
O'Dell, Connie	88	71
<b>Totals</b>	<b>88</b>	<b>71</b>

### CE Cases by Violation

Violation	Total Violations	Closed Violations	Open Violations
Dangerous Buildings	2	1	1
Existing structures; maintenance and repairs	9	3	6
Exterior Structure - Minimum Maintenance Requirement	12	6	6
Foreclosure	4	0	4
Overflow of ground water, public water or sewer	0	0	0
Prohibited Parking	5	5	0

Property Maintenance - Sanitary Maintenance - Garbage, Trash & Debris	26	22	4
Property Maintenance - Sanitary Maintenance - Grass	37	32	5
Property Maintenance - Sanitary Maintenance - Nuisance, Health or Fire Hazard	6	5	1
Property Maintenance - Sanitary Maintenance - Rodents	3	2	1
Property Maintenance - Sanitary Maintenance - Vehicles	14	12	2
Sanitary Maintenance	1	1	0
Sign Ordinance	2	1	1
Zoning Permit Required	8	6	2
<b>Totals</b>	<b>129</b>	<b>96</b>	<b>33</b>



## Code Enforcement Open Cases By Location Report

### Report Criteria:

Location Type Open Date Range

01/01/2018 - 12/13/2018

### Open Case Details:

Code	Code	Case #	Violation	Open Date	Days Outstanding	Owner	Location
None	None	CE18-10	Foreclosure	05/18/2018	209	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE,	7636 BAYSIDE Rd, CHESAPEAKE BEACH 20732
None	None	CE18-10	Dangerous Buildings	05/18/2018	209	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE,	7636 BAYSIDE Rd, CHESAPEAKE BEACH 20732
None	None	CE18-10	Existing structures; maintenance and repairs	05/18/2018	209	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE,	7636 BAYSIDE Rd, CHESAPEAKE BEACH 20732
None	None	CE18-10	Exterior Structure - Minimum Maintenance Requirement	05/18/2018	209	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE,	7636 BAYSIDE Rd, CHESAPEAKE BEACH 20732
None	None	CE18-10	Property Maintenance - Grass Maintenance - Sanitary	05/18/2018	209	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE,	7636 BAYSIDE Rd, CHESAPEAKE BEACH 20732

None	None	CE18-10	Property Maintenance - Sanitary Maintenance - Nuisance, Health or Fire Hazard	05/18/2018	209	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE,	7636 BAYSIDE Rd, CHESAPEAKE BEACH 20732
None	None	CE18-21	Property Maintenance - Sanitary Maintenance - Garbage, Trash & Debris	06/11/2018	185	GRIM JOHN F GRIM CAROL A,	7626 C St, CHESAPEAKE BEACH 20732
None	None	CE18-21	Property Maintenance - Sanitary Maintenance - Rodents	06/11/2018	185	GRIM JOHN F GRIM CAROL A,	7626 C St, CHESAPEAKE BEACH 20732
None	None	CE18-30	Existing structures; maintenance and repairs	06/13/2018	183	Wilson, Lawrence	3725 HARBOR Rd, CHESAPEAKE BEACH 20732
None	None	CE18-30	Exterior Structure - Minimum Maintenance Requirement	06/13/2018	183	Wilson, Lawrence	3725 HARBOR Rd, CHESAPEAKE BEACH 20732
None	None	CE18-43	Existing structures; maintenance and repairs	06/26/2018	170	ST LAURENT MICHAEL T,	2977 TARTAN , CHESAPEAKE BEACH 20732
None	None	CE18-51	Foreclosure	07/25/2018	141	LIPSCOMB JACQUELINE L,	3812 27TH St, CHESAPEAKE BEACH 20732
None	None	CE18-51	Property Maintenance - Sanitary Maintenance - Grass	07/25/2018	141	LIPSCOMB JACQUELINE L,	3812 27TH St, CHESAPEAKE BEACH 20732
None	None	CE18-54	Exterior Structure - Minimum Maintenance Requirement	08/03/2018	132	WOOLFENDEN STEPHANIE ANN,	3615 29TH St, CHESAPEAKE BEACH 20732
None	None	CE18-58	Zoning Permit Required	08/10/2018	125	WALKER KURT R,	7955 DELORES Ct, CHESAPEAKE BEACH 20732
None	None	CE18-59	Foreclosure	08/28/2018	107	GOODHUE KEITH A GOODHUE AVA,	3601 28TH St, CHESAPEAKE BEACH 20732
None	None	CE18-59	Property Maintenance - Sanitary Maintenance - Grass	08/28/2018	107	GOODHUE KEITH A GOODHUE AVA,	3601 28TH St, CHESAPEAKE BEACH 20732
None	None	CE18-60	Exterior Structure - Minimum Maintenance Requirement	08/28/2018	107	MYERS BRIAN T MYERS TAMARA,	7326 F St, CHESAPEAKE BEACH 20732
None	None	CE18-60	Property Maintenance - Sanitary Maintenance - Garbage, Trash & Debris	08/28/2018	107	MYERS BRIAN T MYERS TAMARA,	7326 F St, CHESAPEAKE BEACH 20732
None	None	CE18-60	Foreclosure	08/28/2018	107	MYERS BRIAN T MYERS TAMARA,	7326 F St, CHESAPEAKE BEACH 20732
None	None	CE18-76	Property Maintenance - Sanitary Maintenance - Garbage, Trash & Debris	10/19/2018	55	WILKES JAMES A,	2541 SHADY OAK Ct, CHESAPEAKE BEACH 20732
None	None	CE18-77	Zoning Permit Required	10/19/2018	55	BAPTISTE, JANET	8225 C St, CHESAPEAKE BEACH 20732
None	None	CE18-81	Property Maintenance - Sanitary Maintenance - Grass	11/02/2018	41	KARKOSKA JOHN H,	8730 BAYSIDE Rd, CHESAPEAKE BEACH 20732



None	CE18-81	Property Maintenance - Sanitary Maintenance - Vehicles	11/02/2018	41	KARKOSKA JOHN H,	8730 BAYSIDE Rd, CHESAPEAKE BEACH 20732
None	CE18-81	Sign Ordinance	11/02/2018	41	KARKOSKA JOHN H,	8730 BAYSIDE Rd, CHESAPEAKE BEACH 20732
None	CE18-82	Property Maintenance - Sanitary Maintenance - Garbage, Trash & Debris	11/05/2018	38	SPOON GARY L SPOON PAIVI E,	3925 14TH St, CHESAPEAKE BEACH 20732
None	CE18-82	Property Maintenance - Sanitary Maintenance - Grass	11/05/2018	38	SPOON GARY L SPOON PAIVI E,	3925 14TH St, CHESAPEAKE BEACH 20732
None	CE18-85	Property Maintenance - Sanitary Maintenance - Vehicles	11/05/2018	38	HOWER DAWN M,	3730 27TH St, CHESAPEAKE BEACH 20732
None	CE18-87	Existing structures; maintenance and repairs	11/08/2018	35	NUCCI MARCELLO,	3919 E CHESAPEAKE BEACH Rd, CHESAPEAKE BEACH 20732
None	CE18-87	Exterior Structure - Minimum Maintenance Requirement	11/08/2018	35	NUCCI MARCELLO,	3919 E CHESAPEAKE BEACH Rd, CHESAPEAKE BEACH 20732
None	CE18-88	Existing structures; maintenance and repairs	11/08/2018	35	NUCCI MARCELLO,	8216 BAYSIDE Rd, CHESAPEAKE BEACH 20732
None	CE18-88	Exterior Structure - Minimum Maintenance Requirement	11/08/2018	35	NUCCI MARCELLO,	8216 BAYSIDE Rd, CHESAPEAKE BEACH 20732
None	CE18-89	Existing structures; maintenance and repairs	11/08/2018	35	KASULKE THOMAS E KASULKE SUSAN B,	4033 1ST St, CHESAPEAKE BEACH 20732





## Code Enforcement Case Detail Report

### Report Criteria:

Status	Priority	Violation Status	Assigned To	Violation Type	Property Type	CDBG Eligibility	Open Date Range	Follow up Date Range	Close Date Range	Initiation Type
All	All	Closed	O'Dell, Connie	All	All	All	From To	From To	From 11/09/2018 To 12/13/2018	

### Summary by Violation

Violation	Open	Closed	Total
Property Maintenance - Sanitary Maintenance - Garbage, Trash & Debris	0	2	2
Property Maintenance - Sanitary Maintenance - Grass	0	2	2
Property Maintenance - Sanitary Maintenance - Nuisance, Health or Fire Hazard	0	1	1

Property Maintenance - Sanitary Maintenance - Vehicles

**Total**

0 1 1  
0 6 6

**Report Details**

Case#	eFM Case#	Status	Violation(s)	Priority	Street Number	Street Direction	Street Name	Street Type	Unit	Zip	APN	Initiation	Open Date	Follow Up Date	Assigned To
CE18-86		Closed: Voluntary Compliance	Property Maintenance - Sanitary Maintenance - Garbage, Trash & Debris - Closed	Medium	8725		D	St	20732	0503070204	0503070204	Complaint	11/05/2018	11/19/2018	O'Dell, Connie
CE18-84		Closed: Voluntary Compliance	Property Maintenance - Sanitary Maintenance - Vehicles - Closed	Medium	3615		28TH	St	20732	0503086321	0503086321	Self-Initiated	11/05/2018	12/13/2018	O'Dell, Connie
CE18-75		Closed: City Abated	Property Maintenance - Sanitary Maintenance - Garbage, Trash & Debris - Closed	High	8219		MOFFAT		20732	0503170349	0503170349	Complaint	10/16/2018	11/30/2018	O'Dell, Connie
CE18-69		Closed: Voluntary Compliance	Property Maintenance - Sanitary Maintenance - Nuisance, Health or Fire Hazard - Closed	Medium	7526		C	St	20732	0503069869	0503069869	Self-Initiated	09/12/2018	09/18/2018	O'Dell, Connie
CE18-66		Closed: Voluntary Compliance	Property Maintenance - Sanitary Maintenance - Grass - Closed	Medium	3914		26TH	St	20732	0503047849	0503047849	Self-Initiated	09/06/2018	10/03/2018	O'Dell, Connie
CE18-32		Closed: Voluntary Compliance	Property Maintenance - Sanitary Maintenance - Grass - Closed	Medium	3620		28TH	St	20732	0503044483	0503044483	Self-Initiated	06/14/2018	06/22/2018	O'Dell, Connie

Number of Cases: 6



December 14, 2018  
J-B03021-4775

## TOWN OF CHESAPEAKE BEACH Engineering Report

### NEW BUSINESS

#### **Fishing Creek Bridge (MD Route 261) –**

December, 2018 Update: The Town utility work on the bridge is complete to date. (No new Update)

#### **Fishing Creek Dredging –**

December, 2018 Update: We have prepared a new permit application to maintain the remaining drainage swale up to the Kellams Field Pond and have met with MDE/COE in the field to review the application. The two agencies are working on a decision to determine where the tidal influence meets the non tidal influence. This will determine how to permit the proposed activity. Also, they have requested maintenance records from the town on this facility -jays is researching. We have removed approximately 14,000 CY of material within the spoil facility. This opened up approximately ½ of the facility for a future federal dredge. The facility grading is complete, the perimeter roads are graded and the outfall pipe access platform is rebuilt. All grading work is complete and we have closed out the project.

The Corps of Engineers has acknowledged the need for a future dredge and has placed 1.3 million in the FY19 budget cycle. We will meet with them to coordinate their needs for the Town spoil facility. We believe the project will go thru 1 year of final engineering design to permit for an anticipated construction start of (Fall 2020). The recently provided (summer 2018) DNR channel depth survey shows that the Fishing Creek main channel has filled in again and is in need of a new dredge. We have requested DNR monies to again do a temporary dredge in the spring of 2020. We met with Congressman Hoyer to discuss the immediate need for Federal project. We expect a follow up in the Coming weeks. We will be filing a permit application to do another emergency dredge next year in anticipation of the continued filling of the creek.

#### **Kellams Marina –**

December, 2018 Update: We have received permit approval from MDE to improve the two existing boat ramps (west side of marina west). We will proceed to get the pier reconstruction building permit from Calvert County and apply for DNR funding in the next fiscal year process. We met with DNR this month at the site to review the project for future funding. We have applied for DNR Grant funding to construct the pier. (No new update)

#### **Richfield Station –**

December, 2018 Update: The State Highway Administration provided their findings at a meeting held at Town Hall on May 3, 2018, the findings outline the need for a light on both the east bound and west bound intersections of Harrison Boulevard and Limerick Lanes. At Maryland Route 260, the light will be installed sometime in the next two years. We spoke to Kim Tran of SHA and they hope to have something to report out of design in first quarter of 2019.

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The final Crest View Lane townhouse section (at the trail head) is moving forward again and plans and new permits have been provided to the town to review. A planning board hearing was held on November 14<sup>th</sup>. We continue to work with the developer on permits , bonding and approvals.

#### **Waterpark –**

December, 2018 Update: we are out to bid for the water distribution system repair and replacement. Due to settlement of the ground below the park, the existing water lines are in jeopardy of failing and need to be replaced. Much of the lines have been replace and secured for the most critical portions of the phase one work.

#### **261 Sidewalk -**

December, 2018 Update: The Town design consultant (BAI) is working on field surveys (Topography & Boundary) & preparing environmental studies (Trees, Wetlands, Etc.) and layouts. A concept sidewalk layout from the consultant will be provided in the next couple of weeks for town review and comment. The geotechnical engineering portion of the project moved forward this month with soil borings along the route. We await the results.

#### **Heritage –**

December, 2018 Update: Site work (grading) is continuing. Ongoing meetings are being held with the contractor to ensure the town staff is engaged thru the grading and construction process. Mass grading continues as weather permits. Utility installation shop drawings and inspection payment requests have been submitted to the town for review & the utility permit & inspection fee outline has been provided to the owner to execute. (On Going)

#### **B Street Slope Failures & Boardwalk Closure –**

December, 2018 Update: Over the past several months we have been working with town staff and the Geotech Consultant (Hillis-Carnes) to set fourth recommendations on how to move forward to help protect the slope from further degradation and failures, to assist with utility (sewer) relocation measures, to set property line boundaries, to look at how to get to the boardwalk reopened and to prepare for future development within this area. We have set the property lines along the slope DPW&T has installed new slope drains, and we have obtained updated aerial topography. We have designed the relocated gravity sewer line in 'B' Street and will be going to bid soon. We will continue to work with DPW&T to locate and have installed additional drainage systems along the slope as necessary to allow for homeowner connections. Construction drawings/bid plans to address the failing retaining wall have been prepared and we are out for bids.

#### **Water and Sewer Manual –**

December, 2018 Update: We are working with town staff and Councilman Jaworski on the update of the 1985 water and sewer manual. (On Going).



## Water Park Report

Marilyn VanWagner, General Manager Water Park  
December 20, 2018

### Staffing –

We are now accepting “sign ups” for orientations for all new employees that would like to work at the Water Park for the 2019 Season. All interested candidates should be directed to our website, <http://chesapeakebeachwaterpark.com>

### Season Passes –

Go on line today to order Season Passes for the 2019 Season. They have been discounted for town residents until January 31. The prices will increase to the regular price on Feb 1. These Season Passes make wonderful gifts for the holidays. Your family members and special friends can enjoy your gift of “fun in the sun” all summer long. Also, again this season, Season Pass users will experience a 20% discount on all of our food and store items. When purchasing Season Passes on line, one can also choose to purchase from two different options for Souvenir Cups.

### The Water Park Store-

One of our projects during the off season is the Water Park Store. By analyzing the data from the 2018 Store revenue, we will make decisions on what items to delete and what to add.

### Maintenance/Upgrades

Our highest priorities for this off season’s maintenance list are as follows:

- The Concrete Pool Repair voted by Council a few sessions ago has begun this week with Wilcoxon Construction LLC.
- The Under Pool Piping Project voted on by Council last month is almost complete with Medlin & Sons, Inc.
- A large section of Concrete Pool Decking that needs replacement at the north east Section of the Water Park will be replaced soon pending Council approval.
- Our Maintenance Tech, Filo Blake, is working on many projects. Some of the larger ones include maintenance on Floatables, Baby Slides, and LOTs of painting both interior and exterior.



To: Mayor & Town Council

From: Jon Castro

Subject: Water Reclamation Treatment Plant Report

Date: December 20, 2018

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WM Davis Construction has been working on the Lab remodel this month. They have completed the plumbing and electric rough in work and Calvert County Inspectors have passed the rough ins. The sheet rock and floors along with windows and doors was completed on 12-12-18. This project should be completed in the beginning of 2019.

On November 7<sup>th</sup> the new Effluent Flow Meter completed its installation. Wires Inc. (completed the wiring), Independent Automation (completed the programming), and the Krohne Flow Meter tech were here to perform this work. The Krohne Tech returned on November 8<sup>th</sup> to certify the flow meter and calibrate it. After this calibration was completed, Independent Automation programmed the UV disinfection system to run off Flow Pacing along with the Effluent sampler as the Plant's Permit required.

The Influent Pump #3 valve was broken on November 14<sup>th</sup> trying to turn it into another position to direct flow in the plant to a different tank. On inspection of the valve, it was determined that due to age and outside application, the valve had reached its use. We have 3 of these valves and all 3 are in the same shape. We will get some quotes together for replacement for these valves for they are an essential part in the operation of the Influent Pumps. For now, the valve broken can still be used until new ones can be purchased.

On November 20<sup>th</sup>, the Brake motor on the winch broke while doing maintenance on #3 Influent Pump. The brake did not hold while returning the Pump to its position in the wetwell breaking one of the guide rails at a joint. A new Brake motor was purchased and the plant staff replaced it. The Influent Pump was lowered back in and put back on line.

The Heyward Company was here on November 20<sup>th</sup> to perform maintenance and repair one of the PACL Pumps. The #2 pump had a bad motor bearing and will have to be sent back to the manufacturer for replacement. We are checking into getting this pump as a warranty item due to hours of operation. Plant staff will send pump to manufacturer for replacement.

On the week of December 3<sup>rd</sup> to December 7<sup>th</sup> the UV disinfection modules were all cleaned and rebuilt by plant staff. This involved replacing lights, ballasts, and all parts that needed repair. The tank will be scheduled to be cleaned when this can be scheduled for a good weather day due to we will have to divert all flow to the Shellfish tank.

Facchina was at the plant on December 10<sup>th</sup> to repair all computers to get back on the Town's network. Facchina installed a new back-up system and Cisco installed a new firewall. The computers were checked out and the 2 systems had its bugs worked out and put back online.

Plant staff are continuing to work on spare parts inventory along with finding vendors for pricing on spare parts. Staff is also working on SOP's for all new ENR equipment.

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There were no incidents to report in the plant's Solids and Handling Operation or the Lab Sampling Operation with Old Line Hauling and Chesapeake Labs. The new hauling contract will take effect on June 30, 2018 with Old Line Inc.

Plant operations used the Shell Fish Tank to divert flow twice due to rain and heavy flows. This was on Nov 6<sup>th</sup> and Nov 24<sup>th</sup>. Both were due to high rainfall.

The plant had five alarm calls for this period. Nov 7<sup>th</sup> for high filter #1 alarm. Nov 8<sup>th</sup> alarm for high filter #1 and high alarm for filter wetwells. Nov 9<sup>th</sup> high Hz for RAS pumps. Nov 26<sup>th</sup> to check flows to plant. Dec 2<sup>nd</sup> for a filter trip sampler alarm.

The Wastewater Treatment Plant had no spills to report for this December report.

**Future Projects:**

To complete working out the bugs in the ENR Upgrade Construction. The projects noted in the Capital Projects request are also in progress to be completed within the completion date or within two years after the ENR Upgrade.



**Town of Chesapeake Beach  
Treasurer's Report  
December 2018**

**Current FY Gaming Revenues**

In terms of gaming revenue, the Town has received a payment this past July and October for a total of \$848,605. This is a 1% increase in a YOY compare and currently over the full year budget of \$788,989. The Rod & Reel construction could negatively impact the next payment and as well as (near) future payments. This will be monitored closely.

**2018 Final Budget**

The 2018 Final Budget will be reviewed in January. At that time, I will provide causals as well as provide answers to any questions regarding the budget.

**Internal Controls**

As previously discussed, we are revising as well as implementing additional internal controls. This should help the Town provide consistency on our processes as well as guidance and on how things should be done. This should also help us moving forward from an audit perspective.

**Audit**

We have not had the first meeting with Audit regarding the quarterly accrual reconciliations for the current fiscal year. It should occur sometime during this month or early January. This process will help us with Audit compliance.



**Town Administrators Report – December 2018**

**I. Released RFPs:**

An RFP for sealed proposals was released on December 11<sup>th</sup> to address the **Boardwalk and Retaining Wall along the B Street Slope**. The bid was sent to 1,300 contractors through eMaryland Marketplace Open Market Bid MDTCB31042183, placed on the Town website and in the local papers. A Mandatory PRE-BID meeting will be held on December 21st at 2:00 PM and sealed bids will be received in Town Hall chambers on January 2<sup>nd</sup> at 10:00 am.

**II. Upcoming RFPs:**

- **B Street sewer line:** expected to be released in January

**III. Town Permits:**

**Permits Granted:**

<i>Permit #</i>	<i>Address</i>	<i>Improvement</i>
2018-084	8133 Harrison Blvd.	Shed
2018-085	7403 B St.	Single family home
2018-086	3324 Silverton Lane	8x10 Deck with privacy panels
2018-087	7875 Bayside Rd.	Install sidewalk along entrance Mears Ave

**IV. Complaints:**

<b>Issue</b>	<b>Resolution</b>
Glass along the handicap ramp crossing the new bridge construction	SHA contractor cleaned the glass immediately when it was brought to their attention

**V. B Street Slope:**

**Status:**

- **The south end of the boardwalk remains closed** from 14<sup>th</sup> and B street to 11<sup>th</sup> and B street, or the B street entrance to Bayfront Park;
- The Town Engineer, Public Works Administrator continue to work with homeowners to address stormwater management on a lot by lot basis;



## CHESAPEAKE BEACH ETHICS COMMISSION

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### REPORT OF CHESAPEAKE BEACH ETHICS COMMISSION

DATE: December 20, 2018  
TO: Mayor and Council  
FROM: /s/ Phillip R. Kete, Chair, Ethics Commission

The Ethics Commission has held no meetings and taken no actions since our November 15 report to you.

To clarify a point in the November 15 report, the commission intends to hold, on January 2, 2019, at 6:00 p.m., a special meeting for the purpose of responding to any questions the mayor or members of the council have regarding the proposed revisions in the existing ethics ordinance.

The meeting will be held in the Town Hall council chamber.



**Chesapeake Beach Oyster Cultivation Society Report**

**December 20, 2018**

**Chesapeake Beach Town Council Meeting**

**CBOCS IS MAKING A DIFERENCE**

**857 fifth grade students, teachers and chaperones just completed their annual oyster field trips on the Chesapeake Beach Railway Trail. These young scientists came to determine if Fishing Creek is a good place to grow oysters. They took water measurements, measured and counted oyster spat and found that Fishing Creek is a great place to raise baby oysters. Measurement results determined that the oysters grew 47% between September 6 and December 6. Thanks to Ron Draper, Amenda and Denis Brown for their great work to make this a success.**

**CBOCS IS MAKING A DIFFERENCE**

**Tonight is the last time to see the annual Beach Elementary Oyster tree which is on display in the chamber. Tomorrow the shells go back to school so the students can take them home for their own tree.**

**CBOCS IS MAKING A DIFFERENCE**

**The community event of the winter is happening from 10 to 4 on February 2 and 3, 2019 in the Northeast Community Center. The main attraction is the second community mural painting by over 200 students from Beach Elementary. Other features include a petting zoo, a silent auction of paintings by professional artists and a “Shark Tank” presentation by the Beach Elementary entrepreneur club mentored by seniors from Northern High School. We need 8 more volunteers!!! Contact John Bacon at [Johnbacon1@comcast.net](mailto:Johnbacon1@comcast.net). DON'T MISS THIS GREAT EVENT.**



To: Mayor and Town Council

From: Marilyn VanWagner  
GM, Water Park

Date: December 13, 2018

Re: Concrete Pool Decking Needs Repair

Consider signing a proposal from All Ready Finished Concrete to replace approximately 1750 square feet of broken concrete pool decking in the North East Corner of the Water Park. This money will come from our Water Park Budgeted Maintenance Funds. We currently have \$98,000 of unallocated funds remaining in this budget category.

Current Bid Results:

All Ready Finished Concrete	* \$19,656.00
Medlin & Son Construction	** \$32,500.00
Freedom Restoration	\$61,825.00

\* All Ready Finished is the only Contractor that will offer a 1 year limited warranty.

\*\* Medlin & Sons has lowered the \$ amount of their proposal since the Work Session. It was previously \$48,900.00.

Please see attached:

- Cost Distributions
- References
- Answers to Key Questions



### Cost Comparisons for the (3) Contractors

Contractor	Labor	Equipment	Materials	\$ Total Proposals
All Ready Finished Concrete	\$5,300	\$1,200	\$13,356	\$19,856
Medlin & Son Construction	\$6,900	\$12,600	\$13,000	\$32,500
Freedom Restoration LLC	\$35,435	\$17,204	\$9,186	\$61,825

# References

## All Ready Finished Concrete

Company Name and Contact	Reference was checked by email response/phone call	Similar Jobs Performed, Comments Made
Bayside Development Group, Chad Knight	baysidedevelopment@yahoo.com	"Stephen pours our garage Floor's and basement Floor's On our new construction homes. He also does concrete slabs for our garages. He is prompt and professional and meets our expectations. We will use them on future projects. "
Smith Ship Yard, Kevin Smith	smithequipment@verizon.net	"Steve and his crew have done numerous projects at our business and my personal Residence. These projects have consisted of pool decking perimeter, access walkways, and some large slabs for shops where we require high PSI loads for our heavy equipment. All were done in a very timely and professional manner with all prep, grading, and finish work. Yes, we would highly recommend them and use them again."
Bethesda Generator Systems, Mark Maalouf, Project Manager	301-804-8466 mark@bethesdagenerators.com	"AFC has done all our concrete work for the Anne Arundel County DPW. The work includes concrete generator pads, fuel tank pads, stairs and large platforms. They have also done utility duct banks that included excavations and earthworks, as well as engineered structural slabs. The work you describe is well within their expertise. Professional, reliable and courteous staff, hands on experts that can tackle big and small projects. We have received compliments on their work from AA County, particularly finishing. We highly recommend them."

# References

## References for Medlin & Son Construction Company

Company Name and Contact	Reference was checked by email response or phone call	Comments Made
Beltway Paving, David Norway	david@beltwaypaving.biz	"I Highly recommend them, they do quality work and we would use them again."
Wildwood Property Management Karlene McGibbins	301-672-3461	Phone call, they recommend them, they went above and beyond, they do all of their Concrete Sidewalks and concrete pads
CMIG Group, Josie Sample	jsample@cmigroup.com	No response
Calvert Housing Authority ,Rick Cox and Tim Claggett	410-535-5010 tclaggett@calverthousing.org	Would use them again job done on time, poured several 100 yards of concrete for them,

## Freedom Restoration Company References that Responded to email or Phone Call

Company Name and Contact	Reference was checked by email response or phone call	Comments Made
Writ Engineering and Construction, Gary Beach, Chief Engineer	GBEACH@washreit.com>	"Turnaround time was great does quality work they have done several pool decks and concrete pads for them they would highly recommend them."
The Bethany House, Thomas Jones	thomj@thebethanyhouse.org	"Yes, superior work. They might be on the pricy side sometimes, however Freedom has worked to meet budget on projects. Freedom Restoration's turn-around to complete services on time was/is a key factor as well as the quality of work and the professional and genuine concern their workers and account representative supply for doing a Class A job. These are key factors why they are my "Go To" vendor."

# Answers to Questions for ALL (3) Contractors

## All Ready Finished Concrete

### Questions:

(1) How long have you been in Business?

- I have been in business coming up on 11 years, I started my business in January of 2008.

(2) Where is your business located?

- We have been in Saint Leonard for the past 3 years. Previously, we were located in Pasadena, Anne Arundel County, and we still do most of our business there, although recently we are getting more and more business in Calvert County.

3) Please describe the method of how your Concrete will be poured.

- We will perform approx. 2-3 separate pours. We will transport the concrete from the truck to the sectioned off site via machine or Georgia buggy.
- We will use a vibratory screed and/ or straight edge to ensure proper leveling and drainage for water runoff.
- We will then bull float the surface to help remove any surface imperfections. This will also compact the concrete in preparation for the proper broom finish.
- Lastly, we will install tooled joints before the concrete has hardened.
- After concrete has hardened, we will come back and saw cut 2 joints in the opposite direction of the tooled joints for expansion and contraction purposes. Saw cutting allows for a deeper joint.

4) Please describe what methods you are using to control cracking. Please give specific details about the control joints and any steel reinforcement you plan to use?

- We add fibers (shredded fiberglass) to the concrete and #4 rebar throughout, the rebar is crossed and tied to form a mat. We install control joints approx. every 10'-12' to control random fracturing. As concrete hardens there is a reduction in volume, thus causing fracturing. Control joints help to keep the fracturing in the joint.

5) Is there anything else you would like to share?

Yes, for my success story you can read an article that was published by MCAA (Mason Contractors Association of America). <https://www.masoncontractors.org/2016/03/24/success-story-stephen-benson/>

# Medlin & Sons, Inc.

## Information and Additional Detail to be provided by Concrete Contractors

### Questions:

1) How long have you been in business?

- Medlin & Son Construction, Inc. has been in business since November of 2003.

2) Where is your business located?

- Our business is located at: 16970 Teagues Point Road, Hughesville, MD 20637

3) Please describe the method of how your Concrete will be poured. (i.e., in sections, all at once)

- Medlin & Son will divide the area to be performed in sections into at least 2-3 pours (1 pour per day), so the slab/grade will match the existing elevation that already has been achieved for draining. By doing this, it will also allow the adequate time to install expansion tool joints before concrete sets/hardens and so that tool joints can be installed. This also allows it to cure so broom finish can be applied correctly.

4) Please describe what methods you are using to control cracking. Please give specific details about the control joints and any steel reinforcement you plan to use?

- We will make the necessary saw cut's so concrete can be removed.
- To evaluate/inspect existing sub base. Once this is achieved we will then inspect pre-existing compaction and remove bad/soft areas and haul in new compaction RC6 (recycled concrete) and install it or leave as is.
- Before concrete is poured will use tamper and re-tamp existing compaction.
- To install #4 Rebar Matt 2 feet on center to cover the complete area that is to be poured.
- We will pour 4,000 PSI concrete mix with added fiberglass that helps prevent surface/settlement cracks, then to hand tool expansion joints where needed, no less than 10' apart.

It was just brought to our attention that there are existing brick pavers underneath existing concrete are to be left there as per Jay Berry.

5) Is there anything else you would like to share about your business?

- Medlin & Son has been in business since November of 2003 and have been doing concrete work since. We have performed work for residential and commercial work.

6) Please itemize your pricing by division for cost comparisons.



## Freedom Restoration

### Questions:

1) How long have you been in Business? 14 years

2) Where is your business located? 775 Route 3 North, Gambrills, Maryland 21054

3) Please describe the method of how your Concrete will be poured. (i.e., in sections, all at once). Freedom Restoration will sound and layout areas for removal. After the areas have been marked. We will remove the unsound areas using bobcats with breakers. The debris will be removed from the site with Freedom Restoration's dump trucks or a roll-off dumpster. The estimated area of repair will require 27 cubic yards of new 5,000 psi concrete (3 truck-loads). Concrete curing is weather dependent and will require outside temperatures of 35 degrees and rising. Our price excludes methods of concrete heating as this will incur additional expenses. Freedom Restoration will provide heat blankets at no additional cost to assist in proper curing during colder temperatures. Concrete may be poured and replaced in 1 large section or no more than 3 smaller sections. Freedom Restoration will phase the work based on the Owners recommendations.

4) Please describe what methods you are using to control cracking. Please give specific details about the control joints and any steel reinforcement you plan to use? The new concrete will be placed on compacted soils with a vapor drive. New #4 epoxy coated rebar dowels 2' on center will be installed into the existing slab. We will also provide new wire mesh with loosely laid rebar for supplemental reinforcement of the new slab. Control joints will also be installed in the new slab to prevent cracking.

5) Is there anything else you would like to share about your business? Freedom Restoration provides a magnitude of services to include structural restoration, waterproofing, and application of traffic coatings. We are certified installers and applicators through various product manufacturers.





**Memorandum**

To: Honorable Mayor Mahoney and Town Council

From: Holly Wahl, Town Administrator

Subject: T-Mobile Lease amendment request

Date: December 14, 2018

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**BACKGROUND:**

The Town contracted with Ominopoint Communication-T-Mobile for a cell tower lease in June 2003 for the premise located at 7900 Old Bayside Rd., which comprises of approximately 525 square feet of space and 110 feet above ground level.

The initial term of the lease is 5 years with a rental payment of \$1,800 per month and an annual increase of 4%. T-Mobile is currently paying \$3,241.70 a month to the Town.

**T-Mobile Requested amendment:**

Our current agreement with T-Mobile allows the carrier to leave the Tower at any time for any reason deemed necessary. T-Mobile reached out to the Town as they are in the middle of a merger with Sprint and making assessments to all their infrastructure as well as their combined infrastructure. Negotiations took place between T-Mobiles and the Town staff original agreement that resulted in the following scenarios:

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<b>A. CURRENT Agreement with T-Mobile</b>		
Total Annual Revenue over 10 years		\$505,153.33
Total Rental Guarantee		<b>\$0.00</b>
<b>B. PROPOSED AMENDMENT by T-Mobile-For a 10 YEAR GUARENTEE</b>		
Total Annual Revenue over 10 years		\$332,144.64
Total Rental Guarantee		<b>\$332,144.64</b>
Difference Current vs Proposed		<b>-\$173,008.69</b>
<b>C. PROPOSED Counter Offer by the Town-NOT ACCEPTED</b>		
Total Annual Revenue over 10 years		\$477,701.38
Total Rental Guarantee		\$477,701.38
Difference Current vs Proposed		<b>-\$27,451.95</b>
<b>D. T-Mobile Counter 1</b>		
Total Annual Revenue over 10 years		\$451,846.47
Total Rental Guarantee		<b>\$170,080.50</b>
Difference Current vs Proposed		<b>-\$53,306.86</b>
<b>E. T-Mobile Counter 2</b>		
Total Annual Revenue over 10 years		\$440,975.20
Total Rental Guarantee		<b>\$161,825.76</b>
Difference Current vs Proposed		<b>-\$64,178.13</b>
<b>F. T-Mobile Counter 3</b>		
Total Annual Revenue over 10 years		\$412,792.50
Total Rental Guarantee		<b>\$127,539.56</b>
Difference Current vs Proposed		<b>-\$92,360.82</b>

**Recommendation:** Staff recommends that the Council consider Counter offer “D”. This agreement allows us to lock into a guaranteed revenue of \$170,080.50, whereas our current agreement provides \$0 guaranteed. We are currently in our 3<sup>rd</sup> renewal term with T-Mobile with only 2 more additional term options. A new agreement gives us 5, 5-year additional renewable terms. Locking into rental guarantee keeps the infrastructure within the Town relevant for the carrier as they make transitions to combine through the recent merger.

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