Minutes of Town Meeting August 31, 2026

President Charles M. Rhodes, Jr. called the meeting to order at 6:00 p.m. Present were Commissioner John P. Griffin, Jr., Commissioner Matthew Tuma and Town Administrator Kyle Ambrose.

Commissioner Griffin led those in attendance in the Pledge of Allegiance.

Commissioner Griffin moved to accept the minutes of August 3, 2026, as presented. Commissioner Tuma seconded the motion. The motion passed 3-0.

Ordinance No. 193/26 Accessory Dwelling Units Public Hearing: Commissioner Tuma made a motion to open the public hearing on Ordinance No. 193/26. Commissioner Griffin seconded the motion. The motion passed 3-0. President Rhodes then opened the public hearing.
President Rhodes then advised the Ordinance number needed to be changed to 193/26 due to an administrative clerical error. Commissioner Tuma made a motion to correct the Ordinance number. Commissioner Griffin seconded the motion. The motion passed 3-0. No public testimony was presented, and the hearing was then closed.

Commissioner Griffin made a motion to adopt Ordinance No. 193/26. Commissioner Tuma seconded the motion. The motion passed 3-0.
Commissioner Griffin made a motion to close the public hearing on Ordinance No. 193/26. Commissioner Tuma seconded the motion. The motion passed 3-0.

Committee Reports:

Planning and Zoning: Chairperson Janet Rochester, stated that the Planning Commissions' next meeting is Monday, October 26, 2026, at 6:00 p.m. unless other matters would arise and need a meeting sooner.

Board of Appeals: Mr. Ambrose advised that the Town recently had a Board of Appeals meeting regarding a variance request at 108 Wilson Ln. He stated that the Board had approved the variance request with special conditions.

Budget Status Report: Each Commissioner received copies of the General and Sewer Accounts and reviewed same.

Unfinished Business:

Maryland Food Bank Food Truck: Mr. Ambrose advised that the Food Truck is scheduled to be in Church Hill on Wednesday, September 16, 2026, from 12:00 p.m.- 2:00 p.m. at Church Hill Park.

QAC Library Book Mobile: Mr. Ambrose advised that the Book Mobile is scheduled to be in Church Hill on Thursday, September 10th and 24th, 2026, from 2:45 p.m.- 3:45 p.m. on the corner of Main Street and Church Lane.

Other: None

New Business:

Correspondence: None

Church Hill Fall Fest: Committee Chairperson, Maggie Coursey, announced the Town's new event "Church Hill Fall Fest". She recapped last year's event stating that the setup would be the same as last year's event in October. Vendors will be set up at St. Lukes Church lawn, and the food trucks will be set up at the Town's parking lot. The Town Hall will also be open to the public and will have information and activities inside for the public. The date of the upcoming event is Saturday, October 10th, 2026, from 1:00pm – 5:00pm.
Church Hill Volunteer Fire Company will also host an open house of their own for the public to attend.
Commissioner Griffin made a motion to appropriate two thousand dollars to the Church Hill Fall Fest Committee. Commissioner Tuma seconded the motion. The motion passed 3-0.

Sewer System:

Flow Reports: None

Proposed WWTP Upgrade: President Rhodes advised that the WWTP upgrade is proceeding. He advised that they are waiting for a new different manhole to arrive to be installed. MES has also been working with MDE on the WWTP discharge renewal permit.

Other: Maggie Coursey presented a new flyer regarding residents' house decorating events for Halloween and Christmas. President Rhodes stated that he recommended to change the winning outcome of the houses to top three houses versus the three different categories for the Halloween decorating event.
Maggie Coursey also stated that the first committee meeting for the Town's next spring event is September 10th, 2026, at the Town Hall.
Maggie Coursey and resident Sandy Hartman advised that they will be coordinating the Christmas tree lighting event at St. Lukes Church with a possible open house at the Town Hall including Santa, hot chocolate, and cookies.

Comments: Resident, Steve Seracky introduced himself and stated that he is the new President of the Pond Condominium Association. Sandy Hartman, the former association president, has been transitioning him into the new role.

Commissioner Tuma made a motion to adjourn the Town meeting. Commissioner Griffin seconded the motion. The motion passed 3-0. The meeting was adjourned at 6:52 pm.

The next Town Meeting is scheduled for Tuesday, September 22, 2026, at 6:00 p.m.

Respectfully submitted,

Kyle Ambrose,

I hereby certify that the foregoing is a true and accurate record of the open Town Meeting held by the Town Commissioners of Church Hill on Monday, August 31, 2026, at 6:00 p.m.

Charles M. Rhodes, Jr.
President