



Minutes of Town Meeting October 6, 2026

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

President Rhodes led those in attendance in the Pledge of Allegiance.

Commissioner Tuma moved to accept the minutes of September 22, 2026, as presented. President Rhodes seconded the motion. The motion passed 2-0.

Mr. Ambrose reappointed and administered the Oath of Office to Janet Rochester, Joyce Hurlock, and Winsie Cannon as they continue to serve on the Town's Board of Election Supervisors.

Committee Reports:

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

Board of Appeals: Nothing to report.

Community Events Committee: Commissioner Tuma described the activities, layouts, and time for Church Hill Fall Fest that is taking place October 10, 2026, in the area of Walnut Street and Main Street. He also stated that St. Lukes Church will be coordinating their Christmas tree lighting and a small open house with the Town Hall on November 29, 2026. More details will follow soon from the Committee members.

Budget Status Report: Each Commissioner received copies of the General and Sewer Budgets 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 Thursday, October 15, 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, October 8th & 22nd 2026, from 3:00 p.m.- 4:00 p.m. on the corner of Main Street and Church Lane.

Other: None

New Business:

Correspondence: None

Introduction of Ordinances: The Town Commissioners introduced the following ordinances:

Ordinance No. 194/26: An Ordinance of the Commissioners of the Town of Church Hill, Maryland amending the Code of the Town of Church Hill, Chapter 75 "Zoning," § 75-50 Land Uses by District, § 75-52 Prohibited Uses and § 75-61 Specific Conditions for Certain Uses to authorize cannabis dispensaries as a special exception use subject to conditions in the Commercial Zone in accordance with the requirements of state law and amending § 75-187 Definitions to add definitions of cannabis, dispensary, grower and processor.

Commissioner Tuma made a motion to introduce Ordinance 194/26. President Rhodes seconded the motion. The motion passed 2-0 and has been scheduled for a public hearing on November 2, 2026.

Ordinance No. 195/26: An Ordinance of the Commissioners of the Town of Church Hill, Maryland amending the Code of the Town of Church Hill, Chapter 75 "Zoning," Article 8 "Critical Area Regulations," § 75-173 "Supplemental Regulations," § 75-177 "Variances" and Article 9, § 75-187 "Definitions" to amend the Town's Critical Area Overlay District provisions and definitions relating thereto as directed by the State of Maryland Critical Areas Commission Chesapeake and Atlantic Coastal Bays.

Commissioner Tuma made a motion to introduce Ordinance 195/26. President Rhodes seconded the motion. The motion passed 2-0 and has been scheduled for a public hearing on November 2, 2026.

Ordinance No. 196/26: An Ordinance of the Commissioners of the Town of Church Hill, Maryland amending the Code of the Town of Church Hill, Chapter 75 "Zoning," § 75-52 Prohibited Uses to prohibit data centers in the Town of Church Hill, Maryland and amending § 75-187 Definitions to add a definition of data center.

Commissioner Tuma made a motion to introduce Ordinance 196/26. President Rhodes seconded the motion. The motion passed 2-0 and was referred to the Planning Commission for review and comments.

MDIA Agreement: Resolution 145/26: A Resolution of the Commissioners of the Town of Church Hill, Maryland approving an amendment to the fee schedule attached to the Town of Church Hill's 2025 contract with Middle Department Inspection Agency, Inc. (MDIA) and authorizing an addendum to the contract to provide for the revised fee schedule.

Commissioner Tuma made a motion to introduce and adopt Resolution 145/26. President Rhodes seconded the motion. The motion passed 2-0.

Annual Appreciation Volunteer Dinner: President Rhodes stated that the Town of Church Hill's Annual Volunteer Appreciation Dinner will be held at the Dock House Restaurant on Kent Island at 5:00 pm on Sunday, December 13, 2026.

Other: None

Sewer System:

Flow Reports: None.

Proposed WWTP Upgrade: President Rhodes stated that the construction equipment is on site at the sewage treatment plant. A meeting with the Maryland Environmental Service operators, contractors,

and the Town's engineer will be held October 7, 2026, to discuss the installation of a new manhole and related construction.

Other: None

Comments: Resident Laura Meyer of Church Hill Hunt expressed her concerns regarding the Talkie wireless service that was recently made available within the Town. She inquired if and when Talkie Communications was going to install fiber optic lines to the homes throughout the Town. The only service that Talkie Communications installed was a wireless transmitter for residents in the Town for another choice of internet service.

Mrs. Meyer asked if the Town could send a letter to Talkie Communications regarding intent and a possible schedule of future fiber optic cable installation within Town limits.

Mrs. Meyer also expressed her concerns regarding speeding in Church Hill Hunt. She asked if the Queen Anne's County Sheriff's Office could move the LED speed limit trailer into Church Hill Hunt Neighborhood. President Rhodes stated that he would reach out to the Sheriff's Office to see if they could position it in different areas in the Town including Church Hill Hunt neighborhood.

Janet Rochester thanked the Town for spraying and removing the vegetation off the curbs and Town streets. She also advised that the Churches will be having their own Trunk – or – Treat in the back lot of the Methodist Church from 6:00 pm – 8:00 pm.

Commissioner Tuma made a motion to set the Town of Church Hill's trick – or – treat hours on October 31st from 6:00pm to 8:00pm. President Rhodes seconded the motion. The motion passed 2-0.

Commissioner Tuma made a motion to adjourn the Town meeting. President Rhodes seconded the motion. The motion passed 2-0. The meeting was adjourned at 7:02 pm.

The next Town Meeting is scheduled for Monday, October 19, 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 Tuesday, October 6, 2026, at 6:00 p.m.

Charles M. Rhodes, Jr.
President