



Town of North Beach Mayor and Town Council Work Session Minutes

Date: Thursday, February 5 2026

Location: North Beach Town Hall

Begin: 7:00 PM

Adjourn: 7:35 PM

Mayor and Council Attendees:

Mike Benton, Mayor
Gregg Dotson, Councilmember absent
Allen Creamer, Councilmember
Michelle Crosby, Councilmember
Mary Healey, Councilmember
Mickey Hummel, Councilmember
Ken Wilcox, Councilmember

Staff:

Linda Vassallo, Town Administrator
Stacy Milor, Town Clerk/HR Manager
Donnie Bowen, Public Works Director

Agenda

- Call to Order and Pledge of Allegiance
- Public Comment
- Business Items
- Adjournment

Call to Order and Pledge of Allegiance

- Mayor Benton called February 5, 2026, Town Council Work Session to order at 7:00 pm with the Pledge of Allegiance.
- MOTION made by Councilwoman Crosby to add the additional business item to discuss the staff COLA. No second to the motion. Motion dies.

Public Comment

- No Public Comment.

Accessory Dwelling Unit Law Update (HB1466/SB891)

Background:

In 2025, the Maryland General Assembly enacted the Accessory Dwelling Units (ADU) Act to promote the development of ADUs as a strategy to expand housing supply and affordability. The law established a statewide policy requiring local governments to authorize ADUs while limiting overly restrictive zoning and permitting practices. The law was effective October 1, 2025. Local governments must adopt an updated ordinance by Oct. 1, 2026. Existing regulations remain in effect until adoption.

- Linda Vassallo, Town Administrator, presented facts related to the referenced legislation. The Council presented questions about the bill and what is required of the Town. Those questions were recorded, and responses will be provided to the Council in the coming months.

Town of North Beach Flowerbox Replacement Project

Background:

The Town issued ITB 2026-002, Flower Box Replacement (*Bay Ave., Chesapeake, C Street, First Finger Pier*), to solicit competitive bids for the replacement of flower boxes in accordance with established specifications and procurement requirements. Bids were received, opened, and evaluated for responsiveness, responsibility, and compliance with all contractual requirements.

Following bid opening, the lowest apparent bidder subsequently determined that they would be unable to fulfill the project specifications at the submitted pricing. The second lowest bidder, while responsive, was unable to secure the required bonding or provide an acceptable letter of credit and therefore could not be considered for award. The third bidder submitted all required documents and is prepared to proceed with the project.

At the February 12, 2025, Town Council meeting, staff will present a recommendation to award the contract to the third-ranked bidder for the project.

- **MOTION** made by Councilmember Hummel to close the meeting at 7:35 pm Seconded by Councilmember Wilcox. All in favor. Motion carries.