

Town Commissioners' Meeting  
Minutes  
June 22, 2010, 6:30 pm

Meeting was called to order at 6:32 pm by President Robert Gell. Also in attendance were Commissioners Doss, Durange and Letts.

The Pledge of Allegiance was led by President Gell

Commissioner Letts moved to accept the Accounts Payable report as written. This was approved 4-0

Minutes from the 6/8/10 meeting were reviewed and Commissioner Doss made the motion to accept as written with unanimous approval 4-0.

Cecil County Sheriff's patrol report was presented as written. Commissioner Letts mentioned an item concerning an arrest on Sunday Drive which was not shown on the report.

David Gordon was unable to attend to speak of his speed control issues on Frederick Street.

Charlestown Stormwater Management Ordinance Draft presented by Chris Rogers, URS Corporation for the Board's consideration. The 2005 Charlestown Stormwater Management Ordinance was adopted to be more restrictive than the County's. Recently, a 2007 State law decrees that our Stormwater Maintenance Ordinance must comply with the State's regulations.

Storm ponds and dry basins are now to be a last resort in stormwater management. New regulations will require developers to use environmental site design and have stormwater controls placed throughout the developments requiring more open space areas, rain garden and grass channels that handle stormwater run-off on an individual basis. This will apply to new developments only and they will have to submit conceptual stormwater management plans with their initial site plan proposals which will have to be considered by the Planning & Zoning Board. It was asked if storm ponds would be allowed at all and it was answered that storm ponds may be allowed to control the larger events possible, but not as a standard.

Discussion revealed that there is a fee-in-lieu option available in the State's regulation. If Charlestown adopted a fee-in-lieu schedule, builders would pay into a Town "stormwater retrofit program" fund if they were unable to comply with the stormwater management ordinance. Chris Rogers considers the fee-in-lieu schedule as a last resort with Commissioner Doss expressing his concern is that this would be a path of least resistance for builders. It was noted that the Town is not required to adopt a fee-in-lieu schedule. Charlestown is able to dictate how restrictive the ordinance would be. It was noted that Maryland Department of the Environment was consulted and they approved the draft. Charlestown must adopt the essence of the ordinance and this will replace the Charlestown's existing stormwater management ordinance.

Commissioner Doss noted the importance of the Planning & Zoning board's understanding of the ordinance so they are able to ensure compliance on future building permits. He feels we must review this document with the P&Z Commission.

It was noted that the intent was to introduce this ordinance to the Commissioners for review and to be approved at the next Town Commissioner's meeting.

Public Comment – No public comment at this time

## TOWN ADMINISTRATOR'D REPORT –

### Old Business

- Newest edition of the Charlestown Chatter will emphasize the new trash pick-up schedule, water quality report and building permit requirement review. It should be out by Wednesday.
- 320 Tasker Lane up-date – Town has a complaint filed but it has not yet been served. When this is accomplished the Town attorney will advise of the court date.
- Encroached Slip Lease agreement with North East River Marina – Mr. Pumpaly has prepared a document for the new lease and is submitting for the Board's review. Commissioner Doss mentioned having met with the Town attorney and most questions have been answered including those in regard to other leases issues. The existing lease is still in effect on a month to month basis until a new lease is adopted. It was revealed that the Town attorney had yet to review this document but it would be sent along after the Board's review.

There being no discussion President Gell asked if Amy DeSimone (NERM) had any comments and she stated that this was the first she has seen it and would like to have her attorney review it. She also asked about the discussions with our attorney about the other lease in question for Lee's Marina. Commissioner Doss explained the concerns about issues from several years ago. Ms. DeSimone expressed concern that there is no issue with Parcel #2. Commissioner Doss assured that this has been resolved and the main concern was that we did not have two leases in effect and missed a legal issue.

Ms. DeSimone mentioned the boat well repair issue and that they are addressing this issue. President Gell said that both parties will have the draft reviewed by attorneys for presentation at the July 13<sup>th</sup> Commission meeting.

### New Business

- Wm. C. Saddler & Co., P.A. – 2010 Audit – It was noted that they have increased their fee by 10% and documentation will have to be prepared so we can keep the work within budget. President Gell asked if this needed to be bid out. Mr. Pumpaly noted that this had been out for bid in the past but we have been using Saddler since 2007 and we have not attempted to get another bid as they have been providing good service. Commissioner Letts made the motion to accept the 2010 audit contract from Wm. C. Saddler and it was unanimously approved 4-0.
- 8 Louisa Partners Proposal – After issuing a stop work order on a trenching job which violated a 1993 easement against building anything permanent above or below ground, Mr. Monzo, 8 Louisa Partners, called and asked how they could be allowed to continue the work. Mr. Pumpaly suggested that if Mr. Monzo would drop their pending lawsuit concerning the Town's cancellation of the bulkhead easement, we would consider cancelling the easement on the upper portion. Apparently the cancelled 1975 "bulkhead/marina" easement which Charlestown wanted to continue on a lease basis, has diminished as an issue. The Town's attorney is working on drafting this agreement and it is forthcoming. No action required at this time.
- Dog Waste Disposal System - Veterans Park – Following the last Town meeting, President Gell and Mr. Pumpaly spoke with Mr. Price, Charlestown Marina, and it was verbally agreed that both Charlestown Marina and the Town would each purchase a dog waste disposal system to place in the area. President Gell discussed installing a fence to help protect Veterans Park. It was stated that Mr. Price is very interested in having his clients take care of their dog waste as he has a problem as well so he is willing to cooperate with the Town on this issue. It was learned that the fine for not cleaning up after your dog is \$25 and it was noted that our maintenance crew will have to maintain these stations. Commissioner Letts motioned to purchase the station. During discussion President Gell asked if we can change the signs to say

“Dogs on Leash Only” and Mr. Pumpaly will look into making this change. The motion was unanimously approved 4-0.

- Zoning Map Mount & Frame Quotation - Finley’s Art Shoppe -The new Zoning Map was taken to this company for board mounting and Mr. Pumpaly learned that they could complete the framing at a reasonable price. The \$175.00 cost was approved by the Commissioners.
- Weekend Parking on Bladen Street - A resident, David Lewis, had a complaint about cars parked along Bladen Street, especially on the weekends. Pictures he provided showed that they are blocking parts of the sidewalk. Mr. Lewis asked for details on how to address this and Commissioner Doss noted that since Bladen Street is a state road Mr. Lewis should call the State Police to issue the complaint. Mr. Pumpaly will write Mr. Lewis informing him that he should contact the State Police on this issue. Commissioner Letts mentioned that he will inform Cpl. Adam Streight of this situation this as well.
- Town Administrative Vehicle - Mr. Pumpaly and Commissioner Letts have been considering a vehicle to use for town business. Recently we learned that there may be a used police vehicle available from North East. Commissioner Letts spoke with Mayor McKnight and Chief Hamilton and learned that they are willing to give it to us with the approval of their board. This vehicle has been maintained regularly but does now require additional maintenance. With the Town’s approval Mr. Pumpaly will write a letter to Mayor McKnight requesting the vehicle which he will in turn present it to the North East board. Commissioner Doss made the motion to pursue obtaining this vehicle at the discretion of Commissioner Letts and Mr. Pumpaly. This was unanimously approved 4-0.
- Pricing for Aisle Lots in Charlestown Cemetery – Apparently there is no record (remembered or written) of what Charlestown has charged for cemetery aisle lots. It was noted that regular plots sell for \$500. Mr. Pumpaly suggested the amount of \$350 for these aisle lots. Commissioner Letts made the motion to sell the aisle cemetery lots for \$350 and all approved 4-0.

There being no further business Commissioner Letts moved to adjourn. With all being in agreement the meeting adjourned at 7:50 PM.