

TOWN COMMISSIONER'S MEETING
CHARLESTOWN, MARYLAND
April 11, 2017, 2017

The Town Meeting was called to order by President, Andy Thompson at 7:00 PM. Present were Commissioners Renee Capano, Karl Fockler, Joseph Letts, Andy Thompson and Mr. Wib Pumpaly, Town Administrator. Commissioner Mary Carol Durange was excused.

The Pledge of Allegiance was led by Susan Tucker

President Thompson asked if anyone attending in the gallery would please hold their comments and questions until the period of public comment.

Approval of the Minutes of March 28, 2017 Commissioner Capano moved to approve, Commissioner Fockler seconded. Approved 4-0

Accounts Payable Review April 11, 2017—Accounts payable in the amount of \$29,322.68 was presented. Commissioner Fockler questioned the charge for All Paws Animal Clinic. This is a TNR program that we participate in to hold down the feral cat population in the town. Commissioner Letts moved to accept, seconded by Commissioner Fockler. Approved 4-0.

Miller Environmental February Report – Josh Griffith was present. A total of 2,183,000 gallons were produced for the month, with an average daily production of 78,000. No coliform samples tested positive. Weekly housekeeping and monthly maintenance was performed. Five Miss Utilities were provided, no leak was detected at 608 Louisa Lane, a leak was detected at 325 Caroline Street. Annual nitrate samples were collected for wells 1 and 2. A meeting was held with H & B Plumbing at the Water Tower to inspect the chemical feed lines for a scheduled 80 piping upgrading.

Miller Environmental March Report - Josh Griffith was present. A total of 2,422,000 gallons were produced for the month, with an average daily production of 78,000. No coliform samples tested positive. Weekly housekeeping and monthly maintenance was performed. Ten Miss Utilities were provided, and six settlement reads were performed. Meter readings for the 1st quarter were started on 3/22/2017 and completed on 3/31/2017. Meter device issues were noted on missed reads list. The drop in historic figures from last year is the reduction at the Seneca Point Filtration Plant.

Cecil County Sheriff's March Report – A total of 36 shifts with 144 hours were approved. Of those approved 104 hours were used covering 26 shifts. There were no calls for service, and no calls for outside town assistance. There were 153 patrol/property checks. There were 7 radar and 9 non-radar traffic citations issued. There were 7 radar and 12 non-radar traffic warnings issued. There were five safety repair orders issued and no parking tickets issued. There were no Criminal or Civil summons served. Three attempts were made to serve warrants, one successful. No criminal arrests were made. Two arrests for suspended/revoked licenses. Four field contacts were made and 9 community contacts made. No business contacts were made. 18 shifts used radar and 8 did not. Two vehicles were removed to storage at owner's request.

It was requested that a representative from the Sheriff's department attend our meeting next month. We need to see the actual schedule to see when we are having patrols.

Committee Formation Commissioner Capano reported that this has been put off due to schedules and illness and we need to get started. Commissioner Letts says that if we have all of these committees in place at once it

seems that something might get short changed. Codification happened last in 1999. We have few volunteers (10) for both committees. Mr. Pumpaly is to call an initial meeting of those interested to get the ball rolling for both Charter Review and the Comprehensive Plan. Commissioner Capano has some information on points of procedure that she will pass on to the committees. Commissioner Capano moved to get a date set to start both of these and split this up, seconded by Commissioner Fockler. Mr. Pumpaly also pointed out that one of the volunteers is from out of state so timing might be a factor in his attendance at meetings. Mr. Pumpaly asked if we should use former commissioners to be on the Charter Review Committee as they would have prior experience in dealing with the Charter. Commissioner Fockler agrees that that would be a good idea and noted that many of the names of those who have volunteered are former commissioners. Approved 4-0.

National Safe Boating Week Proclamation - A proclamation was presented for signature endorsing National Safe Boating Week, May 20-26. The proclamation was endorsed and signed. There will also be daily tips distributed to the town citizens during the week.

Boat Ramp Update President Thompson enumerated the options available. We can leave it as is, put up the gate or an honor box system. His preferred option would be an honor box system. The cost of such to get it up and going would be between 1500 and 1800 because the box actually houses a safe. Perhaps a \$5.00 daily fee with a season pass available. Another and perhaps the best financial option would be to have the Wellwood "parker" collect the money for us. This might garner \$2,000.00 to \$4,000. Commissioner Letts still supports the gate but realizes the \$25,000 price tag is unreasonable. Commissioner Fockler is not opposed the honor box system and feels that most people would abide by it. Commissioner Fockler also is not opposed to a boat gate, but this location is such a hot button that we might at some point move the boat ramp. Commissioner Capano also stated that gates such as those are often "down". Commissioner Capano would like to see Maryland residents not charged. Commissioner Thompson suggests a \$15.00 season pass for in-state and \$75.00 for out-of-state. It was suggested to further explore the honor box system and a plan for the fee structure and vote at the next meeting. Because it is an equal access ramp all Maryland residents must be charged equally with no break for Charlestown residents. At the next meeting we will finalize the plans and have it ready to submit to DNR.

Golf Cart Update President Thompson does support this if it is done correctly. The MVA has a low speed vehicle requirement. We will look into that further. Commissioner Fockler suggests that we get together with SHA to see if we can get some crossing and further we need to sit down and have a meeting of minds concerning enforcements. Commissioner Letts has concerns over insurance and liability for the town if we allow them to be used in Charlestown. We have looked into insurance requirements. It seems that Crisfield does not require insurance but does hold those with golf carts wholly responsible for any damages caused by such. There is a petition presented that supports the use of golf carts by a number of citizens presented in the books this evening for the commissioners. The biggest obstacles are of the crossing and the enforcement. Mr. Pumpaly will contact Bunky Lufkin to see how we might get crossings. The Commissioners are going to continue to moving forward on this project.

Avalon Park Update Mr. Pumpaly will be meeting with the committee with the initial presentation from the engineering firm which he recieved this evening by email. It appears that the drawing captures the idea Commissioner Fockler likes the look but questions whether we need 2 handicapped ramps which will increase the cost. The committee will come to the next meeting with a report.

Town Events Update Commissioner Capano is meeting this week with the Committees for the Fishing Tournament and National Night Out. Janine Antoshak reminded those in attendance that the date for the Wade In on June 17. The 275th Anniversary Committee.

OLD BUSINESS

Avalon Park Alpha Engineering Covered

AT & T Antenna Lease Buyout Option The Commissioners have received the information from AT & T. We are still awaiting analysis from our accountants, but at first glance they are not enamored. As it stands now with the signed amendment a 3% increase running through 2047 if all options are optioned. The lease will garner the town 1,233,651 by the end of the lease in 2047. AT & T has now approached us to buy out the lease to prevent third party buyouts. We have been approached by third parties from time to time to buy out the lease. The sums that are offered by AT & T will not approach the money the amendment to the lease. Option one is for the sum of \$430,000.00 for a perpetual lease option with no end date, option two for a 35year lease \$355,000.00. The accountants feel that option 1 should be closer to \$1,000,000.00 and option 2 should be closer to \$800,000. At this time we do not need to do anything, as the amendment to the lease is in effect. Commissioner Capano feels that this is not a very good offer and not advantageous to the town and raises many questions. Are we giving away our air rights? Does that mean that Verizon would have to pay AT & T? AT & T does have the option of ending our lease every five years after 2023, so there is somewhat of a gamble in not accepting the buyout option. Once Mr. Trionfo gets counter offer money projections around we will look into this further and more specifically.

NEW BUSINESS

DNR Grant Authorization 2017 Pump-out Operations & Maintenance Mr. Pumpaly has applied for a grant to upgrade the pump-out system on C Dock through DNR. There are some problems with our current system. To repair the current system will cost around 4,000.00 to 7,000.00. A new unit would cost 19,000, which we cannot get a full grant for. Mr. Pumpaly suggests that we repair the equipment. The grant was accepted and if we have the repairs done, we will submit the bills and they will reimburse us for the repairs. Commissioner Fockler moved to go forward with the repairs/upgrades, seconded by Commissioner Letts, Approved 4-0.

General Code Codification Project We have received a bid for the codification from General Code for around 14,000. We are not ready at this point to move forward. We need to get any updates to the Charter, Personnel Manual, and Planning and Zoning codes up to date, we then can move forward with this. Mr. Pumpaly suggests that a representative from General Code come to do a presentation after the MML Conference when they will be in the area. This will a starting point for budgeting process.

Young At Heart Senior Group Request A letter was received from the Young At Heart Group requesting further funding from the Commissioners. Mr. Pumpaly gave an overview of the group and its activities and their current funding. President Thompson commented that he was in favor of adding at least \$420.00 over our current funding to help with an additional trip. Commissioner Capano also is in favor of additional funding for the next year. Commissioner Capano moved that in the FY 2018 \$1,000.00 be budgeted for the group, seconded by Commissioner Letts. Approved 4-0.

Ant's Army Request Ant's Army is a nonprofit that supports foster kids as they age out of the system. Susan Tucker was on hand to explain the origin of organization in honor and in memory her daughter Ashley Nicole Tucker (ANT). They give gifts and gift cards to help support the children in their everyday life. The 2nd 5K race is this fall here in Charlestown on September 16th. This will be kept in mind for the FY18budget.

Commissioner Fockler brought up the need to change our resident agent from Judge Baynes to Mr. David Parrick with Clower, Parrick and Seaman, our current town attorneys, and moved that we do so, seconded by Approved 4-0

Commissioner Capano stated the play at Perryville High was awesome, and that the Perryville Band is now at Disneyworld and will be performing on Thursday afternoon.

Commissioner Fockler suggested that we have work sessions. Commissioner Capano stated that many towns do such a schedule as a work session and one legislative session a month. Commissioner Letts stated that he thought if the meeting was announced it could happen outside of the scheduled meeting time. We will look into ways to pay the bills. The meetings would still be announced and recorded and open to the public. The charter only requires one meeting.

PERIOD OF PUBLIC COMMENT

Rosalyn Bott – You need to get a PA system so that everyone at the table can be heard, please put that into your budget thoughts for the next year. The boat ramp, she hopes that town people would be free. With the golf carts, from Holloway Beach could go across the Foot Log Bridge (it is not engineered for that). There is an Easter Egg Hunt 10AM Saturday at the Fire House for ages up to 12. If we sold the lease to the Water Tower AT & T lease would that give them the whole tower? No, only the easement. C Dock – is he up on his payments – yes. He is only responsible for \$1,000 of repairs a year. She also thinks that Ant's Army is a good thing and suggests that they advertise more. She wants to thank the Commissioners for the donation to Young At Heart.

Dan Rubert – He supports the use of golf carts. He wonders why only electric carts why not gas? We can look into it. What are they doing with the old building at Avalon? Right now nothing. Commissioner Capano also noted that the pillars of the deck are exposed because of water runoff. In one of the grants that has been applied for a rain garden is planned to help stabilize that.

Pauline Bryant - She wants to thank the Commissioners for their donation to Young at Heart. On the issue of the golf carts. She would like to have a 90 day extension to use the golf cart to see if there are any issues that come up during that timeframe. She will only use it from dawn to dusk. She uses it in the afternoon when she has more issues with moving around. Our taxes went up two years ago \$50.00 to help put the gate across the ramp, what has become of that money? They will look into that

Prosper Boudart The boat ramp he feels should have a charge for all people who use it. What does the rent from the rental at 630 Water Street go to? We are currently paying back for the renovations done to the house. He sees a flaw in the park at Avalon as there is no seating, you will have to sit on the ground. Someone suggested he bring a chair.

Ursula Boudart – Congratulations on the conduct of the meeting. On the boat ramp, all Maryland residents have to be charged equally, it's the law. The plot of land above Avalon can we use it for something other than another purpose that might generate money?

Susan Tucker – She is not opposed to adults driving golf carts, but in her neighborhood children are operating golf carts already (ages 4, 5 and 12). They pull out in front of cars and create very scary scenarios.

Patricia Clements – Earth Day April 22nd – Will the town provide garbage bags? Will the waivers be available? We will provide trash bags. Are the Commissioners going to get involved or it will be spontaneously? Spontaneously. The staff will help Ms. Clements to get this underway. The trash bags will be provided by the town.

There being no other further business for the evening, President Thompson called for a motion to adjourn the meeting. Commissioner Capano moved to adjourn the meeting, seconded by Commissioner Letts at 8:49 PM. Approved 4-0

Respectfully submitted by: Debbie Myers, Town Clerk I

Approved 4-25-2017