

Town Commissioners' Meeting Minutes

July 27, 2010, 6:30 pm

The meeting was called to order at 6:30 pm by Commission President Robert Gell. Also in attendance were Commissioners Michael Doss, Joseph Letts and Donna Sheets.

Resident, Michael Burns, led the Pledge of Allegiance

The accounts payable report was reviewed and Commissioner Doss made the motion to accept as written. Commissioner Letts questioned the Charlestown Fire Department donation amount. The motion passed 3-0 with 1 abstention.

The minutes from the 13 July 2010 meeting were reviewed and Commissioner Sheets motioned to approve as written. Acceptance was 3-0 with 1 abstention.

Cpl. Adam Streight delivered the Sheriff's Patrol report for June 2010. A resident inquired about controlling traffic and speeding around the boat ramps. Commissioner Letts spoke of the Town's desire for "High Visibility Patrols" from the sheriff's personnel. Cpl. Streight spoke of the need to obtain names (car number), times and locations of the excessively stationary officers in order to effect a possible solution. He recounted a usual schedule for the Town's patrol officers. Commissioner Mary Carol Durange arrived a 6:57 pm.

Commissioner Doss spoke about the Lee's Marina lease and their loss of revenue by the reassigning of part of the lease (Parcel 2) to North East River Marina. There was no representative for Lee's Marina present. Apparently a boat ramp (Parcel 2) was not included in old appraisals but Lee's Marina has a previous (1987) lease that included, it was felt, by inference, Parcels 1 and 2. Commissioner Doss requested an immediate adjustment in Mr. Brittingham's (Lee's Marina) lease payments to reflect his loss of the Parcel 2 (boat ramp) income which was approximately \$300 per month.

Discussion concerning a \$253,000 appraisal, done in 2001, revealed that it encompassed only Parcel 1, Lee's Marina. A letter sent by Mr. Brittingham in 2003 apparently indicated that the monthly lease payment of \$843.33 was a correct number as it is 4% of \$253,000. A statement in the lease speaks about Parcel 2, should the property ever be sold, with the words "which is part of this lease."

Commissioner Doss suggested that the Town offer Mr. Brittingham a reduction in his monthly lease payment. Commissioner Sheets moved that the current ramp (Parcel 2) appraisal be multiplied by 4%, divided by 12, and that amount subtracted from the current lease payment; making the current payment now \$600.66, starting August 1, 2010. For the year 2011, the new lease payment will be \$597.33 per month. The motion passed 5-0

Equal monthly payments from January 2012 will be based on a new appraisal for Lee's Marina (Parcel 1) and will continue at 5% of this figure, through December 2021.

Commissioner Doss next questioned the lease now in effect as it appears that Parcel 2 is mentioned in two separate leases. It was suggested that addendums be added clarifying the Lee's Marina 1987 lease.

Commissioner Sheets presented a suggestion for the wording to be included on the dedication sign at the Ice House. (At this point the tape "A" side ran out and no recording was made on the "B" side.) It was noted that a resident felt she could get the design and art work donated. Commissioner Sheets made the motion to proceed with obtaining the dedication sign for the Ice House and the motion passed 5-0.

Commissioner Sheets brought up a previously tabled proposal for lighted sign to serve as a Town message board (approximately \$5600) to be located either at the Post Office or on cemetery land. Commissioner Sheets motioned to move forward with obtaining and installing the message board and after a short discussion concerning locations the motion was seconded and passed 5-0

Public Comment

Gary Wood suggested that the Post Office would be the best place for the message board. Mike Burns spoke about the banning of car washing in Town in order to keep pollutants out of the Bay. Commissioner Doss suggested instead of an outright washing ban, the use of "green" detergents be required. Mr. Burns was asked to create a written presentation for this idea. He then spoke of the need to repair the rebound areas under the baskets on the basketball courts. It was reported that this will be accomplished soon. Mr. Burns also spoke of the concrete piers in the water to the left of the Stone Wharf and the danger these create at high tide as they are invisible. He hopes to have them classified as water hazards and marked. He then mentioned the refuse problem (cigarette butts and beverage cans) at Veterans Park and that the dog, litter and alcohol consumption rules should be more stringently enforced. It was explained that since State funds were used to establish the area, it must be left open to all for free use. It was mentioned that policing the area has always been problematic.

Town Administrators Report - Old Business

Mr. Pumpaly asked for a consensus (which was granted) to be able to convert 630 Water Street back to a private residence, available as a rental property. Discussion of the establishment of a Community Center in Charlestown will be continued after a meeting with Delegate David Rudolph on Wednesday.

The situation at 320 Tasker Lane was reviewed and it was revealed that the attorney for the owners would like to meet with the Commissioners before the scheduled court date (8/24/10 - 8:30 am). It has been noticed that there has been an effort to clean the area. It was mentioned that much of the mail sent to the Post Office Box was being intercepted by a family member so the property owner was unaware of any problems. In spite of the recent attempts at compliance, it was suggested that the court date not be rescinded.

The revised Stormwater Ordinance 2010-01 was presented, ready for final approval and signatures. Commissioner Doss moved to grant final approval of Ordinance 2010-01 and this was unanimously passed 5-0.

The proposed line painting for parking spots along Water Street was brought up for discussion and several quotes were discussed. A-1 Superseal, Inc. from Forest Hill, Maryland, had the lowest bid and Commissioner Letts motioned to accept their bid to accomplish the task. This was unanimously approved 5-0.

New Business

A list of expenses from the last year for the Town's trucks was presented in order to show the increasing cost involved in maintaining these aging vehicles. It was revealed that the search for a new, large truck is moving along and a thorough presentation will be made at a future date.

The thank you note from Dolly Henry for her birthday gift was presented.

A donation request from the Charlestown Elementary School for student folders was presented. The request was tabled.

A short discussion about the Ice House sign ensued concerning size and style. This would be left to the discretion of the artist involved.

There being no further business, Commissioner Letts moved to adjourn at 8:01 and all approved.