

TOWN COMMISSIONERS MEETING
JULY 29, 2009
MINUTES

The meeting was called to order at 7:30 by President Steve Vandervort with Robert Gell and Joseph Letts also in attendance.

The Pledge of Allegiance was led by Ryleigh Johnson.

The Accounts Payable list was reviewed and Commissioner Letts made the motion to pay the bills with Commissioner Gell seconding and all approving.

Commissioner Letts moved to approve the minutes from July 14th as written. Commissioner Gell seconded and they were approved with 2 ayes and 1 abstention.

Sheriff's Patrol Report was delivered by Sgt. Dennis Campbell. It was revealed that 100 hours (27 shifts) were utilized in June. Commissioner Letts commended the Sheriff's Patrol for their efforts to halt the rash of burglaries in Charlestown earlier this year. Mention was made of the increase in citizen assistance and watchfulness.

Public Comment: Ryleigh Johnson asked the Town to consider installing bike lanes which could promote more economical transportation and bicycle safety. President Vandervort praised Miss Johnson for her concern for the Town's children, encouraged her to be a voice for her peers and noted that there has already been discussion of this idea.

Resolution 2009-03 was introduced as required by the Maryland Historical Trust in order to pay off the commercial loan on the Cecil Hotel and for them to assume the loan at much better terms. Commissioner Gell motioned to approve and accept Resolution 2009-03 with Commissioner Letts seconding and all approving.

Donation requests from Colonial Charlestown \$5,000, Charlestown Fire Department \$11,000 and Riverfest \$9,000 were presented for consideration. This year, the intent is for Riverfest to pay their own security with the \$1,500 increased donation. Commissioner Gell made the motion to approve the donations with Commissioner Letts seconding and all approving.

Dave Monzo was present as the current owner of the Avalon (Louisa Lane) property. Mr. Monzo would like the original (1975) utility easement to be enforced and the removal of the 1993 utility access deviation easement since, he contends, there are no dimensions or restrictions associated with it and it is unenforceable.

Wording in the 1982 bulkhead easement (amended in 1986) states that the easement would end if the area ceased to be used as a marina. Mr. Monzo contends there is no mention of what constitutes "ceased to be used" and that ending this easement would render the property almost useless. Mr. Monzo apparently has possession of a \$1 lease agreement for the property. In short, Mr. Monzo wants the 1975 easement to be in force, the 1993 document be expunged and the 1982 easement to be acknowledged.

Mr. Monzo contends the permits are in place, the area is a marina, if there is disagreement on this contention then Mr. Monzo would ask to be properly notified so he may understand what the “time lines” are for the removal of the existing easements.

Proposed, required dredging would be accomplished with the spoils being hauled off-site. The deteriorating buildings on the site are in the permitting process to rehabilitate them to be usable structures.

A sewer hook-up is in place for this property as is, apparently, water service. Mr. Monzo cited letters he had written asking for water hook-up. The Town Administrator stated that he has been unable to find either a meter or a meter pit for the property. It is known that billing for this property was active for five quarters (billing was for approximately \$800 per quarter) and then ceased at the end of 2006, for no apparent reason. Mr. Monzo stated that any billing that was suspended needs to be paid, “whatever it takes”.

The possibility of purchasing electricity through the Maryland Department of General Services for Charlestown’s municipal usage was presented for consideration. With Delegate Rudolph’s assistance a program was developed with MDGS and Direct Energy to supply electricity to Charlestown, Perryville and Port Deposit at a discounted, contracted rate. A “Town” representative must be designated with the authority to quickly accept an electric rate as presented. Commissioner Letts made the motion to designate a party to accomplish this. Commissioner Gell seconded the motion and all approved. It is hoped these rates would create a considerable yearly savings and that perhaps the program could perhaps be extended to individual Town residents.

Town Administrator’s Report:

- The safety matting for the Fairgreen Park swings has arrived but mulch must be installed first. It was proposed to treat the playground with herbicide before mulching. An approved company “Ehrlich” has been contacted and can treat the area for \$235. President Vandervort made the motion to accomplish this with Commissioner Letts seconding and all approving.
- Two (3”x5”) signs soliciting volunteers for planning a playground in Trinity Woods. After enlisting volunteers, a meeting with three playground supply companies will be held to discuss options. After this meeting the committee would decide which configuration best suits and designing could then begin. Commissioner Letts made the motion to proceed with obtaining and posting the signs and then scheduling the meeting. Commissioner Gell seconded and all approved.
- It was revealed that the previously approved Town web site upgrade will include a soft ware purchase with training which will make it possible to manipulate parts of the site in-house. This will not increase the previously approved cost.
- The grant for the Boys & Girls Club’s new heating and air conditioning system will also include a new oil tank. Because this will not use the full allocation, it was suggested to look into installing HEPA filtration and zone control.

- The proposed sign to delineate the beach and park area will read “Town Footlog Park” in accordance with a previous decision. Removal of a large log from that beach will be soon accomplished.
- Next week an employment committee consisting of the Town Administrator, the Maintenance Supervisor, Bobby Straiton and Commissioner Joe Letts will be interviewing selected candidates for the vacant maintenance position.

At 9:05 President Vandervort motioned to adjourn the meeting and go into an executive session. Commissioner Gell seconded, all approved