

## **TOWN COMMISSIONER'S MEETING**

CHARLESTOWN, MARYLAND

MAY 28, 2013

The Town Meeting was called to order by President Robert Gell at 7:00pm. Commissioners present were Renee Capano, Ken Confalone, Joseph Letts and Bruce Hechmer.

Pledge of Allegiance was led by: Audrey Edwards

Approval of the Minutes: Commissioner Confalone motioned to approve the minutes of the public hearing for April 23rd, Commissioner Letts seconded it. All were in favor, approved 5-0.

Commissioner Capano motioned to table the minutes of the Town Commissioner Meeting of May 14<sup>th</sup>, Commissioner Confalone seconded it. All were in favor, approved 5-0.

Accounts Payable Review – Commissioner Confalone motioned to approve the accounts payable as described, Commissioner Letts seconded it. All were in favor, approved 5-0.

Cecil Inn Disposition Discussion- Commissioner Capano would like to discuss the sale of the Cecil Inn. She explained that the Town does not have the money needed to continue to sustain the property. Commissioner Confalone stated that we (the Town) have approximately 100K into the Cecil Inn already and that a balloon payment is coming due in 2014. That would have the Town at about ¼ million dollars into the property next year. And there is approximately \$500K worth of repairs needed. He questioned if the Maryland Historic Trust would take the house as a donation and give back the value of the house to us in matching grants in the future. President Gell interjected that the problem is that the MD Historic Trust ran out of money. President Gell stated that there was a 100K matching grant available to us currently. Commissioner Confalone stated that \$200K would not be enough to fix the problem. “If it isn’t enough to fix the problem, then it is a waste of money; if it was enough, I would be all over it.” The only way to pay the mortgage is to refinance the debt. Mrs. Boudart was allowed to speak and state that she felt that the Commissioner’s needed to think “out of box”. Mr. Boudart said that if it would be made into a Town Hall it would not need a kitchen and bathroom modification as if it was being used for a residence. It would just need the doorways expanded. Mr. Ron Edwards stated that it doesn’t have limitations as to what it can be used for. It could be a restaurant, B & B, office building, etc. Commissioner Hechmer stated that with the amount of money needed to restore the Cecil House for a Town Hall, we could spend that money to have a modern building to be used also for seniors and children and possibly a future police station. Dr. Gell asked if there was a motion to explore selling and a committee to work with on this. Mr. Ron Edwards answered that he is on the Restoration committee for the Cecil Inn and would be willing to work with them. Commissioner Capano made a motion to inquire about giving the house to the MD Historic Trust for future grant consideration and if that was not viable, to “look into selling the house”. Commissioner Hechmer seconded it. Discussion concerning what happens if it does not sell continued without resolution.

Cecil County Bike Committee – Mr. Burns updated the information and stated that the Town would need to front the money for the grant and then be reimbursed in full. Commissioner

Confalone motioned to approve application for funding for up to \$4000 for Charlestown's participation in this bike grant program for bike racks, installation and signage, to be reimbursed by grant with WIMAPCO. Commissioner Hechmer seconded. All were in favor, approved 5-0.

Charlestown Post Office; Mr. Pumpaly suggest that we do something to prevent the Post Office from closing or going to just a 4 hour post office. After discussion, it was decided that a letter should be drafted and be sent to our State Representatives. And that it should be written in the Chatter with correspondence information for residents to contact the State Representatives themselves.

Resolution 2013-02 (Revised) Sewer/Water Rate Increase

Commissioner Letts motioned to approve resolution 2013-02 and Commissioner Capano seconded. All were in favor, approved 5-0.

Settlement Agreement for C-dock- Mr. Pumpaly stated that our attorney sent a letter for settlement and it was rejected for two reasons. One was to know the warranty on the transformer, which is 3 years and a request for us to place a drain in the parking area. Mr. Pumpaly said that it is a minor change to add a drain and that he is in the process of getting a price from the contractor.

Rebuilding Ice House Shed Portion- Mr. Pumpaly has received some quotes for this work but needs to consult with the contractors before he can compare the quotes.

630 Water Street- Mr. Pumpaly stated the insurance has paid for the repairs of the new roof. It needs to be professionally cleaned. Commissioner Hechmer is going to take pictures of the house to be used to advertise for rental. There was discussion concerning the details of the rental lease. Mr. Pumpaly said that a parking pad is necessary to have designated parking for the resident. Commissioner Letts noticed that the sidewalks near the house need replacing or repair for public safety. Commissioner Letts motioned to repair or remove sidewalks as needed to restore them to a safe area for walking, Commissioner Confalone seconded. All were in favor, approved 5-0. Commissioner Hechmer brought up the discussion of the rental house having a boat slip. He stated that it should be decided whether to give a slip with the rental. After discussion, Commissioner Hechmer motioned to rent the house with a boat slip if Mr. Pumpaly can determine a slip to use, Commissioner Letts seconded it. Commissioner Confalone agreed and Commissioners Gell and Capano voted nay. Motion was approved 3-2.

Well Telemetry Up-date – Mr. Pumpaly explained that Doug of DJ's Electric is not able to be contacted and thus the completion of the project needs to be finished by another firm. Mr. Pumpaly explains that he received one proposal that he thinks is too high, so he is getting more estimates.

Propose Dumpster Enclosure: Mr. Pumpaly wanted the commissioners to know that he is checking on the cost of a dumpster enclosure. He said there had been some resident complaints that this dumpster is an "eye-sore" in the center of town. After discussion, it was stated that Mr. Pumpaly would inquire about a grant for beautification.

LED Technology for lights – Mr. Pumpaly evaluated the impact of replacing our Town lights with LED technology and discovered that at this time it is not feasible to move forward with this project. The Town would not see a pay-back for 25 years. Commissioner Gell inquired about solar lights and Mr. Pumpaly stated that it is not cost effective due to the cost of the solar lights.

Town Street Resurfacing – Mr. Pumpaly presented proposal to resurface or re-seal areas in the center of Town. Mr. Pumpaly has quotes coming to see what the cost will be. He asked for input

from the Commissioner, concerning streets that need repair. Quotes will be presented at the next meeting for consideration.

Commissioner Capano noted that the “Young at Heart” group was featured in the Herald this week. And that next week there is a catered lunch that all are invited to.

Public Comment:

Audrey Edwards stated that there is a book being published that is using a photograph of Charlestown. The name of the book is Running Silver and the author is Dr. Walden, it is a book about fishing.

Mr. Burns asked why there were photographers taking pictures of the trains. Commissioner Hechmer stated that he thinks it is a train club.

Mrs. Ursula Boudart commented that the traffic triangle in the center of Town could look better and still be functional. Commission Gell stated that it is a State highway. She also stated that there are a few trucks that are riding on the beach. Commissioner Capano stated that she has seen tire tracks from them.

Mr. Prosper Boudart stated that he feels that the Town needs to think “long and hard” about getting rid of the Cecil House.

Respectfully Submitted by Janine Antoshak, Town Clerk