

TOWN COMMISSIONER'S MEETING

CHARLESTOWN, MARYLAND

August 26, 2014

There was a closed executive session at 6:00pm. Discussion included; the interview of Tom Jones CPA, review of all proposals for accounting services and selecting a contractor.

Additionally, there was a review of the work of the employment committee and discussion of the employment offer to the most qualified applicants (Town Clerk I & Town Clerk II).

The town commissioner's meeting was called to order by President Bruce Hechmer at 7:00pm. Commissioners that were present were; Joe Letts, Renee Capano, Ken Confalone, and Robert Gell.

Pledge of Allegiance was led by: The pledge of allegiance was led by the commissioners.

Approval of the Minutes of August 12, 2014 – Commissioner Letts motioned to approve the minutes and commissioner Capano seconded it. Bruce Hechmer Abstained as he was absent. All were in favor, approved 4 – 0.

Accounts Payable review – Commissioner Letts motioned to approve the accounts payable, commissioner Confalone seconded. All were in favor, approved 5 – 0.

Proposal to the Town (Law offices of Fockler & Fockler) Commissioner Hechmer stated that a letter has been sent on behalf of the Wellwood Yacht Club to the commissioners proposing to pay \$3000 a year to not install the boat ramp gate that has been approved. Commissioner Hechmer stated that under advice of the treasurer that the boat ramp gate is not able to be funded at this time since it is not in the budget. Because of that the Ordinance 2014-02 and the aforementioned proposal from the Wellwood Yacht Club are mute points. Commissioner Capano stated that she also was going to bring up those points and is glad that it is tabled.

Guyette & Deeter – Duck decoy Auction Results – Commissioner Hechmer announced that the duck decoy (James Holly) that was auctioned at the end of July brought \$28,500 and netted the town \$25,450. That money will be held for the future restoration of the Ice House. Mr. Hechmer stated that was \$8000 over the reserve.

Cecil Inn Up-date – Commissioner Hechmer advised the board that the realtor has recommended that the asking price on the Cecil House be lowered to \$69K- \$79K if we want to sell it. President Hechmer asked for comments from the commissioners. Commissioner Gell stated that he follows his reasoning but is not in favor of selling it. Commissioner Confalone stated that in mid-October the balloon payment of \$110 is due. Maryland Historic Trust has told us “no” on a number of occasions. We are not going to have the amount of money for the balloon payment unless we take it out of savings. A few of us attended a meeting this week and there is some state money at the interest rate of 4% if we had a purpose for it, but what are we going to do with the

house? If we want to save this house the bigger concern over the payment is the \$400K to restore it. Also, if we want to make it a town hall it is probably \$500K . “We don’t have a good answer.” Commissioner Confalone asked the commissioners for a “straw” vote if we get an offer for \$50K less than our debt, who would be willing to accept that offer. Commissioners Hechmer, Letts and Capano stated that they would take it. Commissioner Gell stated that he feels that we should preserve the town’s history. It was stated that the building is preserved and that the person who purchases it would not be able to tear it down. President Hechmer stated that he would speak to the realtor.

Commissioner Capano updated the board on the \$5000. Grant. Commissioner Capano met with a Master Gardner to discuss storm water run-off erosion. She is working with MDE and other agencies to work out the details.

Commissioner Capano asked if anyone was interested in doing the Oktoberfest with APG this year. It is on October 24 & 25th. Commissioner Capano said that due to the Halloween parade she is unavailable.

Public Comment:

Christopher Reno – no comment

Scott Atwater – no comment

Ursula Boudart – stated that the ruts on Baltimore Street are not natural. She asked how much was the cost to complete the Ice House? Mr. Pumpaly answered approximately \$35. She stated her displeasure in not keeping the Cecil House. She feels that there are “bits and pieces of our town that are just being thrown away.” She thinks that it could be a town hall and a community center. Can the balloon payment be extended? Commissioner Confalone stated that they would not extend unless we stabilized the building which is costly. There are only a handful of people that want historic preservation at that cost. The town would have to assume more debt or would need more community input.

Prosper Boudart – He was part of the group that got the Cecil House on the historic trust and he thinks it should be preserved. He thinks the figures that have been stated to complete it have come out of thin air. He feels that to convert it into a town hall it should only take about \$300K. Commissioner Confalone stated that he would join a committee if Prosper would start one. Mr. Boudart asked if the marinas are registered, recreational or commercial. President Hechmer stated that it is a zoning question.

Dennis Taylor – no comment

Lori Wankel – what was the original purpose of the purchasing the Cecil House? Commissioner Gell state that it was for preservation and there were grants to rehab it.

“The tent at Wellwood was put up as temporary, why is he getting away with that?”

Commissioner Hechmer stated that it is a planning and zoning issue. She thinks the boat ramp gate should be put in. Commissioner Confalone stated the cost would be approximately \$10k -

\$15k. “The residents need to be number one”. President stated that the boat ramp is approved but is not funded. “It is not dead but temporarily on hold until the funds are available.”

Joanne Peterson – Asked for clarification concerning the boat ramp gate. The ramp is there already, the discussion is about installing a gate to control who has access to the ramp.

Charlestown residents would be able to access it for free via a card system.

Commissioner Gell wanted to advise everyone that the Mid-Atlantic flying dogs will be returning again this year on September 5th & 6th at the ball park.

A gentleman resident asked about the proposal brought up in the beginning of the meeting about the \$3000 paid to not put the boat ramp gate in. Commissioner Hechmer stated it wasn't discussed since there is not funding for the gate ramp at this time.

Commissioner Capano motioned to adjourn the meeting and Commissioner Confalone seconded it. All were in favor, approved 5 – 0.

Respectfully submitted by: Janine Antoshak, town clerk