

**TOWN COMMISSIONER'S MEETING
CHARLESTOWN, MARYLAND
January 26, 2021**

The January 26, 2021 meeting was called to order by President, Karl Fockler at 7:00 PM. Those in attendance were Commissioners Jeff Fields, Karl Fockler, Jack Kronner, Joe Letts, and Lou Wood; Wib Pumpaly, Town Administrator; Office Manager, Janine Antoshak; Town Clerk, Debbie Myers; Doug DeClerck and Joe Smith were also in attendance as presenters. The meeting was conducted via Zoom.

The Pledge of Allegiance was led by Commissioner Letts.

Approval of the Minutes – Commissioner Kronner moved to approve the January 12, 2021 minutes as presented, seconded by Commissioner Letts. Approved 5-0.

Accounts Payable Review – Commissioner Kronner moved to approve the Accounts payable in the amount of 15,584.35, seconded by Commissioner Letts. Approved 5-0.

Tower Point Lease (Buy-out Proposals) – President Fockler Commissioner Fockler summarized the two options, one for \$700,000.00 with the 17 and 22 year leases easement duration and one for 1,000,000.00 with a 99 year easement agreement. He suggests a license agreement instead. Commissioner Kronner is in favor of the sale of the leases. He stated that the easement would only apply to access the AT & T and Verizon antennae. The bottom line is that for 1,000,000.00 they would have the rights to those antennae. Commissioner Fockler stated that the easement would be limiting on the top of the tower. The easement does allow them to lease to other tenants. Commissioner Fockler stated that everything is going to go 5G, but our tower would still be a high point that would be useful and cost effective. Commissioner Kronner said that the 1,000,000.00 would be better for the town as AT & T and Verizon are trying to negotiate rents down. Commissioner Fockler want to maximize the deal for the town. Commissioner Kronner stated that the bottom line is that it would take us 23 years to recoup. Commissioner Fockler is worried about the next 80 years which the lease would run. Mr. Pumpaly was asked of others who might be interested? Mr. Pumpaly stated that AT &T contacted us and is going to lower their rents to \$1750.00 per month. Commissioner Letts asked how long the AT & T lease lasts? To 2043. But the lease does provide a termination clause with a 60 - day notice. Mr. Pumpaly stated that we have not seen anything about the 1750 rent from AT & T before today. **Commissioner Kronner moved to accept the offer with TowerPoint for the sum of 1,000,000.00 with a 99-year easement lease, limiting them to the footprint of the AT & T and Verizon antennae, seconded by Commissioner Fields. Vote 4-1. (Letts)**

Amendment 2 -AT&T Lease Extension Offer –Continuance of Tabled

Stewart Assoc. Workshop Feb. 3 @ 6PM and Rt. 7 Zoning Matters –A work session has been set and advertised for this meeting to discuss the two previously discussed zoning issues before the county along Rte. 7 impacting the quality of life in Charlestown. Everyone is encouraged to attend to learn more and to voice their opinions. Commissioner Fockler and Mr. Pumpaly had met with representatives of the Stewart Companies. Another property on the other

end of Rte 7 has asked to rezone from BGE to Heavy Industrial. Planning and Zoning staff recommended to disapprove, the Planning Commission finally came to the decision to come to no decision which tables it for now.

Formal Award Stoltzfus Corp. (Water Tower Project) - President Fockler Mr. DeClerck was on hand to finalize the boards approval of the Water Tower Project. The Company has met the requirements for the contract to be awarded. Looking to tentatively to start in March as the weather permits. Commissioner Fockler would like to see the scope of work attached to the letter. Commissioner Kronner stated that the scope of work was included in the bid package and if that was attached that would be suffice. Mr. DeClerck has used letters similar to this for smaller clients and it has worked well. Mr. Pumpaly stated that Mr. Clower has provided a contract blank. Commissioner Fockler asked that the Clower contract be forwarded so that it can be added to the letter. **Commissioner Kronner moved to award the contract for the refurbishment of the Water Tower to I. K. Stoltzfus Service Corporation at a cost of \$607,520.00, seconded by Commissioner Letts pending the execution of the contract to follow. Approved 5-0.** Mr. DeClerck stated that he had been listening to the sale of the tower leases and was wondering how that might impact future maintenance of the tower. They would have to adhere to OSHA standards. The commissioners will take his comments under advisement.

Community Service Applicants – President Fockler This would be those who have been assigned Community Service by the courts. We would be signing off on hours and pointing them towards projects that we might have that would be appropriate. **Commissioner Kroner moved to accept this program, seconded by Commissioner Wood. Approved 5-0.**

Revisions to Ord. 2013-02 (Issuance of Parking Violations) – President Fockler would like to see us enforce our parking ordinance which states that only police officers can issue parking tickets. President Fockler would like to see a non-police officer be able to issue parking tickets. He stated that he would like to have the code amended to reflect this. **Commissioner Kronner moved to insert the wording into the ordinance “or such other person as duly authorized by the Town Commissioners”, seconded by Commissioner Letts. Approved. 5-0.**

Road Repairs – Louisa Lane Extended – Commissioner Kronner sought and received bids from McGuirk Construction company to repair Louisa Lane extended with crusher run up to the elevation that will let the water run into the ditch along the road for a cost of \$5,238.00. He also gave estimates of paving the 882 x 10 crusher run section for \$13,080 and for the other existing 1000 x 12 for \$19,600.00. **Commissioner Kronner moved to repair the roadway with the crusher run for a cost of \$5,238.00, seconded by Commissioner Fields. Approved 5-0.**

Miscellaneous Observations – Commissioner Kronner called to attention pictures of the following areas he feels need addressing:

Long Point Walkway – It is deteriorating as the water is coming over the rip rap. Commissioner Fockler agrees that this is a wonderful asset and probably needs to be raised up. Commissioner Kronner stated that we also need to replace some boards and pressure wash and treat the boards.

Long Point Additional Rip Rap

Long Point Decking

Town Boat Ramp – Repair Blacktop/Replace Deck Boards Commissioner Kronner stated that this also needs to be redone and is in much the same shape as the Long Point. He thinks that there needs to be a fence installed to keep swimmers from jumping into the rocks.

Town Boat Ramp – Install Fence

Town Boat Ramp – Replace Rub Rails

Town Boat Ramp – Replace Selected Boards – Power Wash & Seal

Town Municipal Pier – Replace Boards, Power Wash and Seal – There is grant money that Wib could apply for that might pay for this.

Fire Boat Pier Area – Remove Debris Commissioner Kronner stated that a soft kayak launch might go here. Commissioner Fockler mentioned that he would like to see a kayak launch at the old boat launch at Avalon.

Water Street Drainage Problem

Part-Time Maintenance Position – Commissioners Kronner & Fields – An ad will run in the January 29th edition of the Cecil Whig advertising our open position. Commissioner Kronner is hoping that we will have viable candidates by this weekend. Commissioner Fields stated once we get the part time worker that he could be doing some of the things on the previous lists.

Equipment Purchase (Mower/Trailer) – Commissioners Kronner & Fields **Commissioner Fields moved to purchase the 61” Cheetah II 37hp Vanguard EFI at a cost of \$11,000.00 with a chute cover for an additional \$380.00 for a total of \$11,380.00 and a trailer at a cost of \$2050.00, seconded by Commissioner Kronner. Approved 4-1.** Commissioners Letts stated that we had done this before and that it had not worked out.

Contractor/Town Staff Proposed Mowing Schedule – Commissioners Kronner & Fields presented a list of sites to be mowed by outside contractors being: Weekly, Athletic Complex, Monday or Friday; Charlestown Cemetery, Friday; Fireman’s Field, Friday or Monday; Long Point Flag Pole Area, Friday Bi-Weekly Colonial Cemetery, Friday; Avalon Marina Property, Lot “B” & Pump Station – Open Day. The Town Maintenance Staff will be tasked with mowing the following on a variable schedule: Fairgreen Park Playground, Fairgreen Park (Black Avenue), Veteran’s Park and Beach Area, Municipal Pier and 630 Water Street, Dead End Beach (Calvert Street Hub), Cecil Street Meadow – 107 House Parking Lot, Cecil Street Lot – Next to house at 493 Cecil, Foot Log Park and Beach Area, Town Property off Route 7, Revelation Road, Verizon Control Box, Trinity Woods playground.

Old Business

No Old Business to Discuss

New Business – Town Administrator

Municipal Pier Slip Fee & Grant Opportunity We have received approval from the Maryland Department of Natural Resources for the requested raise in slip fees and the slip users have been notified of the raise in rates. There is a rolling application for a grant of up to \$5,000 which can be applied for to replace boards on the town pier.

Commissioner Wood mentioned that a meeting was held with MML and State Health Officials and another one with Danielle Hornberger with information about the distribution of the vaccine. It seems that hospitalizations are down and cases are starting to plateau. Schools will be back at 25% capacity by February 8th. Clergy have been moved up on the list. Even though 1C is open now, there is not enough vaccine to go around and the previous 1A and 1B are not all served yet. Cecil County gets 1,000 of the 72,000 of Maryland's allotment. We need to be patient. Cecil County is leading the way in percentages of shots into arms. Commissioner Letts received his and had a slight reaction. He still feels it is well worth getting it done.

Period of Public Comment

None

To facilitate staff leaving prior to the Executive Session, **Commissioner Letts moved that there being no further business the open meeting would adjourn after the Executive Session, seconded by Commissioner Kronner at 9:02 PM. Approved 5 -0.**

Respectfully submitted,

Debbie Myers, Town Clerk