

TOWN COMMISSIONER'S MEETING
CHARLESTOWN, MARYLAND
January 8, 2019

The Town Meeting was called to order by President, Joseph Letts at 7:00 pm. Commissioners present were Joseph Letts, Karl Fockler, Jeff Fields Lou Wood, and Patricia Clements. Mr. Wib Pumpaly was also present. Commissioner Wood left the meeting at 7:45 PM.

Pledge of Allegiance was led by Mr. Prosper Boudart

Approval of the Minutes of December 11, 2018 Commissioner Fockler moved to accept the minutes, seconded by Commissioner Fields. Approved 4-0 with one abstention (Commissioner Wood)

Accounts Payable Review of December 21, 2018 and January 8, 2019– Accounts payable in the amount of \$21,777.66 were presented for approval for January 8, 2019. Commissioner Wood moved to approve, seconded by Commissioner Fockler. Approved 5-0. Commissioner Clements asked a question about a former set of accounts payable and asked that more detail be provided in the accounting. Commissioner Wood also asked for more detail. The staff can make it more transparent in future. \$16,658.69 Commissioner Wood moved to approve, seconded by Commissioner Clements. Approved 5-0.

Financial Review – Mr. Nick Trionfo was in attendance and introduced Mr. Gray Farquharson a new point of contact for the Town. Mr. Trionfo will be working with Mr. Farquharson over the next year through the next audit to bring him up to speed on town finances and accounting. They have been here the last two days and have reconciled everything through the first six months. In AR there are three things that we are following upon. Streets has taken some hits but we still look in pretty good shape. The repair and maintenance in Utility is also up from the three breaks that we have experienced this fall. Our income and interest are up which is good thing. The current expenses are pretty much on track. Capital expenses have about 20,000 remaining in the budget.

Miller Environmental December 2018- Mr. Josh Griffith sent the following in a written report. A total of 2,294,200 gallons of water was produced with an average daily production of 74,006 gallons. No submitted samples tested positive for coliform. Weekly housekeeping and weekly and monthly maintenance were performed. In addition, 9 Miss Utilities were completed The soda ash tank was flushed weekly along with all routine maintenance and is now on the routine maintenance checklist. Well #1 operated more than Well #2 and that is a cause of concern for Mr. Pumpaly.

Cecil Co. Sheriff's October Report – The written Charlestown Crime Report was shared with the Commissioners. It was a year to date report. We have not gotten the report for our patrol schedule. It has been three months since we have seen the patrol schedule. Commissioner Wood thinks that we need to look at our police protection. She feels that we need to look hard at another solution. Commissioner Letts stated that to start our own we have to have "boots on the street". At a cost of \$70,000.00 a year we are not getting our money's worth. Commissioner Fockler asked where we need greater law enforcement. Commissioner Wood says we don't ever see them. She thinks that we need community policing. Commissioner Clements suggests we take this to a work session to see what we think it might cost to start our own police force. Commissioner Fields wonders if we might contract with another community for building space if we had our own officer. Commissioner Fockler feels we need to send a letter to tell them that we are not paying until we get a report.

Town Boundary & Property Survey – AECOM Engineers – Chris Rogers Mr. Rogers was here to address a survey of our property lines near Avalon that used to belong to Bud Knapp and the campground that is along the shore. Is the campground in town limits and do we own any of it. A survey of parcel 194 and also a town boundary mosaic that would show town limits. Mr. Rogers does not feel we need this. From the county information, the campground is within town limits. He showed a survey map to back up his theory. Instead of re-platting it we should use that for the boundary. How do we ascertain what is actual town property and where is the boundary. Mr. Rogers feels that the town should let the campground complete their survey before pursuing one of their own. He also feels that the pier that they might want to install seems to be in town limits and that the county will push back to the town the permit before they address it. The burden is up to the campground to prove where their boundary is. Mr. Pumpaly wants to know if the board still wants to have a survey of where the road goes by the former Knapp property. Mr. Rogers can give us an estimate for a survey for that portion with a five foot give or take of parcel 455.

Commissioner Fockler asked if we are squared away with the progress in Cool Springs. Mr. Rogers says that there was a hiccup early on that has been taken care of and that now things are going well.

Storage at Avalon Building – Commissioner Clements Commissioner Clements presented pictures of the flooring that had been installed at the Avalon building. There is a little work that needs to be done to the deck. If it could be power washed and one board replaced by the Maintenance staff it would look a lot better. The second bathroom that does not work at this point could be used for storage. Everything that is stored there at this point could continue to be stored there. With a little bit of maintenance work the building could be a very nice place to work. The door at the back needs some work. She would like to propose that Town Hall move down there and then renovate this building. This building has 750 sq. foot, that building is 960 sq. foot. Let's go through the "stuff" we have and see what we really need to keep. The present Town Hall needs a facelift. Parking at Avalon would be a consideration. This expanded into a discussion of the need for a new Town Hall. Commissioner Fockler moved to get an estimate for gutters for the Avalon building, seconded by Commissioner Clements. Approved 4-0.

Town Administrator's Report Old Business

Lease Extension Lee's Marina Commissioner Fockler moved to open the sealed minutes from their closed meeting so that he can craft the counter offer, seconded by Commissioner Clements. Approved 4-0. A discussion then ensued and by consensus they called an executive session to follow the February 12, 2019 following the regularly scheduled meeting.

North East River Marina Failing Seawall – The boat ramp at North East River Marina as it is the stub of Caroline Street. The lease says that we are responsible for the metal bearings. The seawall is failing and has fallen over a foot. The lease states that the lease is responsible for normal maintenance. If the property is damaged except by fire or act of God the leasee is responsible for all maintenance. The fair market is \$70,000.00 of which they pay 8% plus taxes. At the last meeting Commissioner Clements asked to have in writing from the leasee what they are asking the town to do. Mr. Pumpaly will get that from the Marina. They have responded. They did say that they would consider some change in the lease. In essence what they are proposing is putting in a new wall in front of the old wall and then backfill. Mr. Pumpaly thinks that they will be allowed to do this. Commissioner Clements feels that we need to go into an executive session to discuss this and not go into monies in open session. A combination regular meeting, work session with an executive session will be held on Tuesday, February 12, 2019

Pole Building RFP This has gone out. A pre-bid meeting will be held on January 16th at the Fire Hall at 10AM with the bids due the 30th.

NEW BUSINESS

2019 Ice Splash February 23, 2019. Most of the work is done by the American Legion and the Wellwood.

Charlestown Boards & Commissions – Historic District Commission & Board of Appeals The Board of Appeals is resigning enmasse. Commissioner Clements asked if we advertise? Yes, in the Whig and on the website. The chair of the committee needs to be someone who really knows Charlestown. We don't have them very often, but it is important when we have one. It does seem that this seems to be a theme that we are having trouble getting volunteers.

Commissioner Clements moved to give a donation in memory of Rebecca Phillips in the amount of \$100.00 to Colonial Charlestown, seconded by Commissioner Fields. Approved 4-0.

Public Comment

Prosper Boudart He thinks before we think of our own police department we need to demand the reports from the Sheriff's department. With those reports we could ascertain if they are doing their job and if we are getting our monies worth and if we have any problems here in town.

There being no further business, Commissioner Fockler moved to adjourn the regular meeting seconded by Commissioner Clements at 9:02 PM. **Approved 4-0.**

Respectfully submitted by: Debbie Myers, Town Clerk