

**TOWN COMMISSIONER'S MEETING
CHARLESTOWN, MARYLAND
November 9, 2021 7:00 PM
Town Hall, 241 Market Street**

The meeting was called to order by President Karl Fockler at 7:03 PM. In attendance: Commissioners Wood, Miller, Staff: Bryan Lightner, Antoinette Rayfield, and Julie Campagna. Visitors: Dennis Taylor, Sean Durgin, Dan Sweet, Prosper and Ursula Boudart, Richard and Pamela Mahan, Audrey Edwards, Joseph Lopresti. Visitors via ZOOM: Erik Shaffer, Kathleen and Keith Brozean, Sandra Dilenno, Fred Longo, Rich Culver. Commissioners Kronner and Elmer were absent.

Pledge of Allegiance: Commissioner Miller opened the meeting with the Pledge of Allegiance.

Approval of the Minutes: October 28, 2021 – Commissioner Miller moved to approve, seconded by Commissioner Wood. Carried 3-0.

Accounts Payable in the amount of \$62,930.92 were presented for approval. **Commissioner Miller moved to approve, seconded by Commissioner Wood. Carried 3-0.**

Miller Environmental: Bryan Lightner presented the October Report.

Cecil County Sheriff's Report – Sgt. Kalinsky: Sgt. Kalinsky was not present. Commissioner Wood stated that the town is not receiving the schedule of officers from Cecil County Sheriff's Office, and she will call the Sheriff's Office to receive the schedule. President Fockler stated that the hours for the officers can be reduced to 20 hours per week due to the winter season.

Maintenance Report – Commissioner Elmer: Bryan Lightner presented the Maintenance Report in the absence of Commissioner Elmer

Meet Julie Campagna – Circuit Rider Town Manager: Bryan Lightner welcomed Julie Campagna to the Town of Charlestown Staff. Bryan explained that Julie Campagna will be working in conjunction with the Towns of Charlestown and North East to identify grant opportunities, write grant proposals and update long-range plans.

OLD BUSINESS:

630 Water Street: Bryan Lightner submitted two (2) painting proposals for the entire house. The first quote of \$18,000.00 would include the entire house (one color), trim, and not including the floors. The second quote of \$5800.00 included the entire house (one color) and not including the floors from Sharp and Present Painting. **Commissioner Wood moved to approve second quote for \$5800.00, seconded by Commissioner Miller. Carried 3-0.**

Bryan Lightner further presented repair quote for the basement area from Basement Solutions in the amount of \$10,925.00. The repair quote includes removal of the insulation and replacing with spray foam to eliminate dampness and mold. Commissioner Wood stated that there is no dampness

and humidity in the basement since the drain and gutters have been repaired and moved away from the house. President Fockler stated a dehumidifier will handle the moisture if there is any in the basement area. Mr. Lightner stated that the fiberglass insulation will be taken off the walls which will help with eliminating the moisture problem. Bryan Lightner further presented plans regarding the idea of opening a coffee shop at the location. Mr. Lightner explained that this proposal not only would bring in income from the business, but residual income from the possible rental of rooms on the second and third floors. President Fockler asked about zoning for the building. Commissioner Wood stated utilizing the property as an Air BNB would bring much needed income to the town. President Fockler further questioned if this would mean that the property would go from a residential to commercial zoning use? President Fockler added the Town should not set a precedence by changing a residential property into commercial. The Commissioners decided to move forward with renting the property as a single-family residential use for one year.

Town Hall Community Survey Results: Bryan Lightner presented the survey results from the Survey #241 regarding Town Hall. The consensus of the survey is to expand Town Hall at the current location. President Fockler stated that RFPs should go out to gather plans and cost for the expansion and renovation. Commissioner Wood asked about the status of Frank Hodgetts' plans are moving forward? President Fockler replied that there may be a way for Mr. Hodgetts to get engaged with the Town renovations. There is also the Town property located at Carpenter's Point Road, that may be able to be brought into the sustainable community boundaries when that plan is updated. **Commissioner Miller moved to approve going forward to gather RFPs to expand and renovate Town Hall, seconded by Commissioner Wood. Carried 3-0.**

NEW BUSINESS:

Cool Springs Speed Bumps: Bryan Lightner submitted a request, letter, and petition from Sandra Dilenno, who is a daycare provider who has children awaiting the School Bus at the intersection of Louisa Lane Extension and Cool Springs Road. Ms. Dilenno is requesting that two (2) speed bumps be placed near the school bus location to slow traffic down while the children are awaiting the pick-up and drop off. The cost for McGuirk Construction Group to place two (2) permanent speed bumps is \$5000.00. **President Fockler opened the floor for public comment on this topic only:**

Dan Sweet from 103 Cool Springs commented that he is favor of the speed bumps, because the construction crew speed through the community.

The resident at 113 Cool Springs stated that he is not in favor of the placing of the speed bumps, because the proposed areas are too close together.

Keith Brozean from 157 Cool Springs stated that he presented survey results from a poll he introduced on the FaceBook Page, "Residents of Cool Springs", and the poll showed 47 people residing in the Cool Springs development are not in favor of more speed bumps.

The resident at 135 Cool Springs is not in favor of the speed bumps, and believes that other forms of traffic control would be better; such as, police presence or cameras. He further added that the construction workers are speeding.

Sandra Dilenno from 657 Louisa Lane Extension stated she is not sure the speed bumps will work, but we need something to slow down the traffic at the Bus Stop. She added that perhaps cameras or policing may work. President Fockler asked Ms. Dilenno what are the pick up and drop off times at the School Bus stop? Ms. Dilenno replied Monday, Tuesday, Thursday, and Friday the pick-up time is 8:20 AM and the drop-off time is 3:30 – 3:45 PM. On Wednesdays the drop-off time is 2:00 – 2:15 pm. Ms. Dilenno agreed that most of the speeding comes from the construction trucks.

Fred Longo from 147 Cool Springs stated that he has lived in the community since 2010, and the speeding has always been out of control. Mr. Longo believes the speed bumps will not help. He further explained that policing or speed signs would be better. Mr. Longo also has complained to the builder, Keystone Homes, about the construction vehicles speeding through the neighborhood.

The resident at 133 Cool Springs is in favor of the proposed speed bumps at the bus stop. He further added that speed bumps do slow drivers down.

The resident at 145 Cool Springs stated that speeding is an issue in the development, and more speed bumps need to be added throughout the community. He further explained that the construction workers do speed.

THIS ENDS PUBLIC COMMENT REGARDING COOL SPRINGS SPEED BUMPS.

Commissioner Wood stated that she will have a meeting with Sgt. Kalinsky about placing an officer and speed monitor at the bus stop location. President Fockler stated that people need to see the police presence during pick up and drop off bus times. President Fockler further stated that the speed bumps will not be placed for now, and other alternative methods of traffic control will be tried. Commissioner Wood stated that she will meet with Keystone Builders to talk with them about the construction trucks speeding through the community.

Christmas Events: Commissioners Wood reported that the Halloween Event was a huge success and over 200 (two hundred) children showed up. Commissioner Wood announced that Friday, December 3rd will be the Christmas Tree Lighting Event at 6:00PM. The event will host the Charlestown Elementary School Chorus, the Band, and Santa at Avalon Park. The elementary school will be crafting ornaments to go on Christmas trees representing each grade. The children and their family members will be able to locate those trees after the Tree Lighting Ceremony. Commissioner Wood further explained that Katie Fortune, Charlestown Elementary School Principal, will add a Scavenger Hunt to the evening's events.

Commissioner Wood stated that the Open House Christmas Party will be held at the Wellwood on December 10th from 2:00pm – 6:00pm. Commissioner Wood further explained that local officials and former Commissioners from Charlestown will be invited.

Other: Bryan Lightner requested that the Town Staff have off the Fridays before Christmas and New Year's since both days will be on Saturday this year. Mr. Lightner further presented that Perryville High School requested that the Town of Charlestown place an ad in their 2021-2022 yearbook. **Commissioner Wood made motion to approve Friday, December 24 and December 31, 2021 Town Hall closed and a motion to purchase a yearbook ad for Perryville High School, seconded by Commissioner Miller. Carried 3-0.**

Bryan Lightner presented plans for McGuirk Construction Group to pave the pad (33x24) in the front of the salt barn. The proposal cost is \$5553.00, for the front pad or \$6854.00 to build the pad out to the fence. **Commissioner Wood made a motion to pave the pad in front of the salt barn to the fence for \$6854.00, seconded by Commissioner Miller. Carried 3-0.**

PUBLIC COMMENT:

Sean Durgin stated there is an issue with sink holes in the Cool Springs community. Bryan Lightner replied that the town has purchased the materials and tools to fill the sink holes and fill them up with gravel. Mr. Lightner stated that he is aware there are approximately 10-15 areas where the holes are located. Mr. Lightner confirmed that the maintenance crew is aware, and if the maintenance team is unable to handle the repair, they will hire a contractor to complete the repairs. President Fockler suggested that McGuirk Construction Group take a look at the areas. Mr. Lightner stated that McGuirk could handle some of the repairs, and Lecco could also assist where needed. Mr. Durgin reported that the trees on the Louisa Lane Extension needed trimming and maintenance. Mr. Lightner took note.

Richard Mahan commended the Commissioners on their favorable vote for the extension and renovation of Town Hall. Mr. Mahan stated that a realtor or project manager would be good to oversee the rental of 630 Water Street. Mr. Mahan further stated that he is not in favor of turning the property commercial.

Ursula Boudart congratulated all the Commissioners on a job well done with approved plans to move forward with Town Hall expansion. Ms. Boudart suggested narrowing the streets in Cool Springs by placing "bump outs" around curves could slow traffic down.

Prosper Boudart thanked the Commissioners for moving forward with 630 Water Street.

Dan Sweet stated he enjoyed the community events.

Audrey Edwards stated she is very proud of her Town and the history it represents. Ms. Edwards further explained that as she read an article in a local magazine, she found incorrect information regarding the history of Charlestown. Ms. Edwards stated she contacted the author, and he acknowledged the mistake, and will correct the information.

Commissioner Wood moved to adjourn the meeting at 8:55pm, seconded by Commissioner Miller. Approved 3-0.

Respectfully submitted,

Antoinette Rayfield, Town Clerk