

**TOWN COMMISSIONER'S MEETING
CHARLESTOWN, MARYLAND
February 23, 2021**

The Charlestown Commissioners met in regular session on February 23, 2021 at 7:00 PM by Zoom. The attendees were Commissioners Karl Fockler, Jeff Fields, Jack Kronner, and Lou Wood. Also in attendance were staff, Wib Pumpaly, Town Administrator; Janine Antoshak, Office Manager; and Debbie Myers, Town Clerk, and Steve Willard, Maintenance Supervisor. Others in attendance were Joe Smith, Rob Psioda, Melody Dennis, Barbara Payne, Ursula Boudart, Prosper Boudart, Sean Durgin, Aidan Gatch, Tom Gatch, Renee Capano, Kale Chesnik, and Luke Lawrence.

Commissioner Kronner moved to approve the minutes of the February 9, 2021 meeting, seconded by Commissioner Wood. Approved 4-0.

Accounts Payable in the amount of \$38,448.98 were presented for payment. **Commissioner Kronner moved to approve, seconded by Commissioner Wood. Approved 4-0.**

Tower Point Lease Update – President Fockler stated that a meeting was held with Ryan Meisemann of TowerPoint, their counsel, our counsel, President Fockler, and Mr. Pumpaly. There are many points of concern with the easement. Commissioner Kronner said that this has been going on for quite awhile and he thinks it should be resolved. Commissioner Kronner said that we are selling the rights to the antennae leases only. He thinks that the only thing we should consider at this time is the million dollars. He sees no reason to drag this out any further and thinks that we should go ahead with the deal. The sale of the leases is only for the antennae. Commissioner Kronner thinks that Commissioner Fockler is sabotaging the deal with his own agenda. Commissioner Wood stated that she has some reservations about the easement and their ability to take out a mortgage against their rights. Commissioner Wood is wondering if we could go back with our own easement agreement? We need to give them some definitive information. Commissioner Fockler has already given points to our attorney and will pursue a counteroffer of the easement with language that our attorney is in agreement with.

Constant Yield Tax Rate F/Y 2022 – Our current property tax rate is .3334 per \$100 of assessed value. To hold it to a constant yield we would lower it to .3237. If we leave the property tax rate at the current rate of .3334 the town will receive an additional \$16,874.00 without having to take the rate to a public hearing. In years past we have agreed to leave the tax rate at the same for the modest increase. **Commissioner Kronner moved to keep our property tax rate at .3334, seconded by Commissioner Wood. Approved 4-0.**

Rt. 7 Industrial Rezoning Petition – President Fockler shared that there is a petition on the website to voice opposition to the EJP LLC. Signatures can be put through the website or paper copies are available in the Town Hall. The applicant is withdrawing a particular portion of the property in the application. The rezoning would still impact the way of life in Charlestown. The other rezoning issue that will be coming up is the York Building Products land along route 7. They are still emitting silt into our waterways and we need to stay on top of it with MDE. We will have links to the meetings on our website.

Repaint Long Point Flag Pole – Commissioner Kronner stated that the pole needs to be repainted. Eastern Shore Enterprises has quoted 4,500.00. We are waiting on two more quotes. We will need to get clearance from Gray to see if monies are available. Commissioner Kronner stated that monies were still available from last year.

Old Business

M. Huss (#21-06) Parking Pad Request – At the last meeting it was recommended that we get an opinion from David Beste, Esq. It was his opinion that the town should cease giving permission to residents to pave on town property to extend their use. There are many in town who have been granted this permission and others who utilize without stated permission. Commissioner Wood says that this is a practice that needs a hard stop put to it. **Commissioner Kronner moved to deny 21-06 request, seconded by Commissioner Wood. Approved 4-0.**

Trailer Lot User Fee Mr. Pumpaly shared a letter that he had sent to Mr. Hess, owner of Holloway Beach Campground. Commissioner Wood stated a letter needs to be sent to Charlestown Manor Campground also.

630 Water St. Lease & other Issues Mr. Pumpaly has sent a letter to the tenant requesting the repayment of the security deposit. Commissioner Fockler has spoken to the tenant about the month-to-month lease situation at this time. The tenant advised that he appreciates the month to month and is not sure of his long-term plans. He would like to wait until September to sign a lease. Commissioner Wood wants to end the lease or have the lease signed. While she does not think we can evict at this point with COVID, she wants the year lease. Commissioner Kronner stated that this was decided at the last meeting. Commissioner Wood thinks that we would do better trying to rent it this spring rather to wait until fall. Commissioner Kronner wants to end the lease. Commissioner Fields asked if the tenant signs would they be on the hook for the entire year? Yes, if we were unable to release. **Commissioner Kronner moved to give them the option of a year lease and the security deposit replenished by March 31, 2021 or give them 30-day notice, seconded by Commissioner Fields. Vote 4-0-.**

Eagle Scout Service Project Mr. Pumpaly has the signed letter from the Scout troop. The HDC would like to be kept informed as the project moves along.

New Business

MML Convention – Ocean City, MD The in-person conference will be held June 27 – 29 in Ocean City. Only those registered for the conference will be allowed in the Convention Center and the conference is limited to 400 attendees. Each municipality will be allowed to register 2 participants during the first 3 weeks of registration. After that the municipalities will be able to register more if there is room for more participants. Mr. Pumpaly, Commissioners Wood, Kronner, Fields, and Fockler have all asked to be registered. An attempt will be made to register all of those desiring to attend. Mr. Elmer has said that he will attend the virtual conference to be held later in July.

Grass Mowing RFP – The RFP has gone out. There will be a pre bid meeting on March 3rd and bids are due by March 12th. The contractor will be advised by the Maintenance supervisor if the six main parcels will need to be mowed at least 24 hours in advance. Commissioner Kronner has heard from three contractors who are interested already.

Ordinance # 2013-02 – We need two more signatures.

Commissioner Wood brought to our attention some incidents of a person approaching people in town stating that he is a contractor and probably looking to see if you are home or not. There seems to be some activity which might be suspect and please if you see something contact the police. She would also like to know what the Commissioners want to see on our Facebook site. Do you want the Maintenance position advertised on Facebook? Yes, it will be done this week. We are registered for National Night Out. The Shakespeare Theatre will be September 25th in Avalon. The play will be more family friendly, but still Shakespeare. The play is *Much to Do About Nothing*. Commissioner Wood is seeking sponsors to help offset the cost.

Commissioner Fields congratulated Commissioner Fockler on his win a little early. What are we going to do about the next meeting? March 9th we will meet at The Wellwood. **Commissioner Wood moved that we use the Wellwood Tent on March 9th, seconded by Commissioner Fields. Approved 3-0-1 (Fockler).** It will be streamed for the general public.

Commissioner Kronner brought up the water tower colors. He would like to see “Historic” added to the tower. He likes the two tone color scheme.

Commissioner Fockler stated that he would like to see the Facebook page for only town business and administrative purposes. He would like to see personal and private items to be kept off.

Period of Public Comment

Joe Smith – Louisa Lane plowing during the last snow storm was not plowed, until he contacted Commissioner Fields. Once contacted we sent our workers out to plow. Once the weather breaks, we will be regrading the road. He also asked if the rates for the water/sewer could be unified? We are overdue in reworking our rates and the hope is that they would be the same when they are redone. He has property between Scott Gardens and Cool Springs which might be used for the skate park

Aidan Gatch a seventh grader at Tome School and **Kale Chesnik** presented reasons for a proposed a skate park. They also presented portions of a skate park that they would like to see. They also proposed the site to be at the Athletic Complex or near the basketball court near the firehouse. There is an example of one in Barksdale Road. The one in Elkton has closed and might have things that could be used here. Commissioner Wood will contact Elkton to see if any equipment is available. Aidan and Kale were thanked for their presentation and we will explore our options.

Renee Capano – Info for the Eagle Scout project – the lot was cleared 15 or 16 years ago. There is a resident in town who has the tombstones who did not want to give them because she felt they would be vandalized. Erika Quesenberry Sturgill has some information and can be contacted for same.

Doreen Moran – York Building Products might be asked to donate equipment for the skate park and yes, the children need something.

Ursula Boudart with the lease agreement on the tower have you checked with other towns who have leased their rights? Not yet. Infiltration coming from the quarries, have we had MDE come down and observe what’s coming down? Yes, we have. It is getting extremely bad, we are developing sand bars. Please help us document and we need to keep pressing MDE and York Building Products to right this situation. If they get their rezoning it will increase this runoff. The flag at the point needs to be replaced, and it needs to be larger. What is the deal with parking on town lands? People parking on town lands. Campgrounds? On town land in campgrounds. 630 Water Street? He had a lease and it was not renewed. So what’s the problem? The town would like to see a year long lease reinstated. Parking - Who’s going to give these tickets? An attendant who will make sure people are using the app and getting

them not to park illegally and to let people know where additional parking is available. They will essentially be a parking enforcement. If issues they will call the Sheriff's Department and will be told not to engage themselves.

Commissioner Fockler mentioned that at Cooches Bridge, an historic area in Delaware they are starting to get inundated with warehouses.

There being no further business, **Commissioner Kronner moved to adjourn at 9:15 PM, seconded by Commissioner Wood . Approved 4-0.**

Respectfully submitted,

Debbie Myers, Town Clerk

Approved 3-9-2021