

**TOWN COMMISSIONER'S MEETING
CHARLESTOWN, MARYLAND
March 23, 2021 7:00 PM**

Call to Order –President Fields called the meeting to order. The meeting was conducted by Zoom. Those in attendance were Commissioners Elmer, Fields, Fockler, Kronner and Wood; staff Janine Antoshak, Debbie Myers and Wib Pumpaly. Public attendees were Rene Capano, Doug DeClerck, Pauline Bryant, Suzanne Fockler, Doreen Moran, Stephen Petaia, Paul Cranny, Laura Elmer, and Trey Giraldi.

Commissioner Kronner led the Pledge of Allegiance.

Approval of the Minutes – March 9, 2021 –**Commissioner Kronner moved to approved the minutes of March 9, 2021, seconded by Commissioner Fockler . Approved 5-0.**

Accounts Payable in the amount of \$45,054.30 were presented for approval. **Commissioner Kronner moved to approve, seconded by Commissioner Elmer . Approved 5-0.**

TowerPoint Lease Update – Commissioner Kronner and Mr. Pumpaly met with attorney, David Beste, Esq. to reword the easement agreement. It was included in the packet for Commissioner comment and approval. **Commissioner Kronner moved to accept the rewritten easement agreement and send it to TowerPoint, seconded by Commissioner Elmer.** Commissioner Fockler is against this easement and finds many issues still remaining. He feels that the 50-year term is not satisfactory. If we sign this agreement we will lose control of the water tower and what and who goes on to the tower. He strongly feels that this is not in the best interest of the town and will affect the town for generations to come. He quoted an article that was against the sale of tower access and cautions municipalities from doing just that. Commissioner Kronner stated that Commissioner Fockler has been against this from the start and he has talked to others who have an opposite opinion and favorably for the sale of the leases. Commissioner Wood was for this sale in the beginning and since changed her mind. She has reached out to other towns who have sold their leases and are not happy at this point with their sale. President Fields asked for a poll vote. When the sale was first brought up this easement was not a part of it. She feels the million dollars would be gone quickly. She also thought that we were going to look at other companies. President Fields asked for a poll. **Commissioner Kronner, aye, Commissioner Wood, nay; Commissioner Elmer, aye; Commissioner Fockler, nay; Commissioner Fields, aye. Motion passed 3-2.** Commissioner Fockler asked for the exhibits to be looked at by the Commissioners before signing. He was assured that would be the case.

AT&T Second Amendment – Commissioner Kronner Because we have been negotiating with TowerPoint, we need to notify them that we are selling the contract.

Considerations for the Town – Commissioner Kronner brought up issues he feels are important at this time to resolve: the 630 Water Street Rental and Lease, quotations for and installation of replacement water meters, federal grant money for a new Town Hall, engineering firm replacement consideration, the Miller Environmental contract.

630 Water Street Rental and Lease – Mr. Mahaffey was to reach out to Mr. Pumpaly. Mr. Mahaffey has until March 31 to sign the lease or they will null and void and have to vacate the premises by April 30, 2021. Mr. Mahaffey has brought the security deposit up to date.

Quotations for and installation of replacement water meters – we are working on this

Federal grant money for a new Town Hall – we are looking into this

Engineering firm replacement consideration – we are looking to replace AECOM with a more local firm. We have no long-term contract, but a relationship for over 30 years. Mr. Pumpaly stated that while we pay AECOM we then bill Lambdin development for reimbursement on many of the items related to the development of Cool Springs.

Miller Environmental Contract – Commissioner Kronner is seeking other companies who might take this over. We have had a long standing contract with Miller and he feels we can do better.

The posts are up for the Salt Shed are up and it should be under roof by Friday.

The water tower project is up and running as well. Commissioner Wood stated that she thinks we need to let people know that watering lawns, washing cars, filling pools and such might be curtailed. We might push water barrels. It was suggested to put this out in Wednesday Word, Facebook, and the Chatter. We will also place the information at the Post Office and our bulletin boards.

York Building Products Zoning Update – President Fields They had the meeting last Monday and we lost our opposition. It still needs goes to the County Council. The meeting will be on April 6th at 7:00 PM. We also need people to go on and sign the petition. Some people thought that they were signing both petitions. This is as important if not more than the EJP issue.

Banners. Speed Signs,

Banners - Commissioner Wood had included in the pre-meeting book catalog pages from a banner company. She would like to see something like these displayed at various times of the year. This would not require electricity or the drop expense to retrofit poles with electricity to lights. Many localities in the area have them. She thinks that we might get out Christmas lights out now for the summer season. Commissioner Wood suggests that Commissioner Fields and Commissioner Kronner meet with Linda Burris who is our representative of Delmarva who might be able to help with this. **Commissioner Fockler moved to move the lights down to Water Street for the summer season, seconded by Commissioner Wood. Approved 5-0.** Commissioner Fockler is in favor of the wreaths or custom banners. Commissioner Kronner suggested Christie McDivitt as a source for such banners.

Speed Signs – Commissioner Wood had included in the pre-meeting book several examples of speed capturing devices that might be utilized to improve traffic speed in town. The commissioners seemed to be in favor of these types of devices. Lt. Mahan had told Commissioner Fields that we have lowered our speed limits in town without a higher authority. Commissioner Wood has a log book that is ready to go with the Sheriff's department. Commissioner Fields questioned the officers coming into Town Hall, Commissioner Wood suggests if we ask the officers to keep up safe, that there is no reason why we can't trust them to come into Town Hall to sign the book. **Commissioner Wood moved to allow the Sheriff's office to sign a log book which will be located in Town Hall, seconded by Commissioner Kronner. Approved 5-0.** Commissioner Fields is in favor of the speed signs which are moveable. Commissioner Fockler asked if we still have the 25mph signs at the shop, yes we have them. Commissioner Wood suggests that we put them back up while we look into the legalese of the situation.

Kayak Launch, Avalon Issues, Earth Day Town Cleanup – Commissioner Wood would like to see the kayak launch off the left side of the stage at Avalon. We are staying away from the Fire Boat Pier and the living shoreline. This could be a cost-effective way of getting a kayak launch up and running as

opposed to the old boat ramp at the far side of the property. It will be a long walk from the parking to the launch. Commissioner Wood suggests that we take some money and buy some kayak wheels for rent. Commissioner Wood also encouraged residents and friends to attend the Earth Day Town Cleanup on April 24, 2021 with a big push at Avalon, but to also encourage those who would like to work on their own neighborhoods to do so. The event will be from 9 – 1PM at Avalon. Commissioner Kronner suggests that we hit up the middle school and high school to offer community service hours. Commissioner Wood would like to ask Market Street and Wellwood if they would like to give out discount coupons that could be given to the volunteers. Commissioner Fockler also suggested a hot dog and drink to be given out to the volunteers.

Commissioner Wood still thinks that we really need to look into the parking situation at Avalon. She feels we need to get something done soon. She also thinks that we need to fix the foundation of the little yellow building. Commissioner Fields suggests that we look into the bids again, even though they might be expired. Mr. Pumpaly will get the information to Commissioner Fields.

Cecil County Wade-In Event - August 14, 2021 – The Commissioners have received a request to host the 2021 Wade In at Foot Log Beach. The date is August 14, 2021 as long as state and local regulations will allow it to happen due to COVID restrictions. If allowed the field next to Fairgreen Park would be used for exhibitors and the beach itself for the wade in. If restrictions are still in place, the event would be virtual with a small number of County personnel doing the wading. **Commissioner Wood moved to support the Wade In Event, seconded by Commissioner Kronner. Approved 5-0.**

We are looking at window boxes for Town Hall and will get back to you after we hear from the Historic District. We will not be planting the tree until after the cicadas are gone again.

We had water stolen from a hydrant last night. Commissioner Kronner will look into getting Lambdin to pay for hydrant defenders. The deputy has located the owner of the truck they are out of Glen Burnie Maryland.

Golf Carts Usage on Town Streets – Commissioner Elmer stated that in 2016- 2017 we were supposed to get legislation written. Commissioner Elmer would like to see golf carts left alone as long as they are obeying the laws. He also stated that the electric golf carts are also green. Commissioner Wood stated that it is illegal. Commissioner Wood stated that she was in favor of the slow-moving vehicles that need to be tagged. Commissioner Elmer had to get a plate from Glen Burnie to get a tag for the slow-moving vehicle. Commissioner Wood stated that we can't ask the sheriff's officers to pick and choose what laws they will enforce. Commissioner Fields suggests that Commissioner Elmer write an ordinance. Commissioner Fockler has had a discussion with Delegate Hornberger who has passed on that the legislature is not very favorable on golf carts, but we could try. Commissioner Elmer would like to see the board to support people using golf carts as long as they are operating safely. Mr. Pumpaly will get a copy of the previously drafted ordinance to Commissioner Elmer. Commissioner Fockler stated that when we were sworn in that we swear to uphold the laws of the State of Maryland. Commissioner Fockler at this time he is in favor of the slow-moving vehicles as they are already legal once tagged. Commissioner Fockler suggests that we ask Delegate Hornberger to come to a meeting and advise the board on the advisability of passage at the legislature.

Town Administrator **Old Business**

Grass Cutting Contract – Three bids were received in response to our RFP from Settlemyre Lawn Care, Shady Grove Landscaping and Ivy Hill Nursery. **Commissioner Kronner moved to employ**

Settlemyre Lawn Care, seconded by Commissioner Kronner. Approved 3-0-2 (Fockler, Wood abstained).

Noise Resolution (M. Cranny Complaint) Mr. Cranny stated that the noise continues with the resident of Black Avenue. It goes on all day and night. They are asking the town to do something. The Department of the Environment has turned enforcement over to the counties and the municipalities. We would need to write an ordinance and have the right people to enforce it and the right instrumentation. Commissioner Fockler talked to Lt. Mahan and asked him to document the number of calls. We could use 129-2B which states that someone who willfully disturbs the peace could be fined and jailed for up to 30 days. Commissioner Fockler stated that the town should take the resident to court. We have more than enough evidence. **Commissioner Fockler moved to go forward to enforce 129 2B against this resident, seconded by Commissioner Wood. Approved 5-0.** Commissioner Fockler will write the charges up with the States Attorneys office. Mr. Cranny has talked to neighbors and they are all willing to testify.

Long Point Flagpole Painting – Two bids to paint the flagpole were included in the packet of materials previously distributed. **Commissioner Kronner moved to have the flagpole painted by Eastern Shore Enterprises, Inc. at a cost of \$4250.00 , seconded by Commissioner Wood. Approved 4-0.**

Water Tower Project – The water tower refurbishment project is underway. Mr. DeClerk was in attendance. At this stage of the game the contractor has started mobilizing equipment at the job site and has a couple of tankers at the tank. They will fill the tankers and then test the water before putting them into service to make sure that we have a clean system. Once that is established they will begin to drain the chamber and install the scaffolding and wrapping the scaffolding to ensure that the debris is contained. Mr. DeClerk discussed colors for the tank. He stated that if a dark color used it will absorb UV light and degrade quicker. His recommendation is to stick with a light pastel color, blue, green, beige or gray. The logo could be almost any color and will be the same as already there. If you choose to change the logo and make it fancy it could cost up to \$25,000.00 above the established cost. Commissioner Kronner asked for a pricing quote to add the word historic above Charlestown. It will be at two locations. Mr. DeClerk estimates \$10,000.00, but will check with the contractor. Commissioner Fockler asked if 1742 could also be added. **Commisisoner Kronner moved to keep the tower one color, seconded by Commissioner Fockler. Approved 5-0. Commissioner Kronner moved to choose the color of Spillway for the tank and Blueprint for the lettering, seconded by Commissioner Fockler. Approved 5-0** Commissioner Fockler asked if the official date for start is April 1st, Mr. DeClerk replied in the affirmative. We anticipate the project lasting 90 days. **Commissioner Fockler moved to implement a moratorium on washing cars, watering lawns, and filling pools for 90 days beginning on April 1st, seconded by Commissioner Wood. Approved 5-0.**

New Business

Post Office Furnace Replacement – Mr. Pumpaly included in the pre meeting packet of materials proposals from three different heating contractors in the area to replace the heating system at the post office: R. Brooks Mechanical, Level Home Services, Moon Air, Inc. The existing furnace has been there for over 20 years. We have had continual service calls on this furnace this heating season. Commissioner Kronner stated that we have an old system and if we went with the split system we could use and move it when we build a new Town Hall in the next couple of years. He stated that they are a very efficient system. **Commissioner Kronner moved to award the contract Moon Air for a cost of 8998.00, seconded by Commissioner Elmer. Approved 5-0.**

Sheriff Agreement F/Y 2022 The hourly cost of service for the renewal of the Sheriff's Office to provide patrols in town is \$57.26 per hour, this includes wages, payroll overhead, (FIA, Worker's Comp. etc.). This is an increase of \$5.67 per hour. Commissioner Fockler stated he does not think the Sheriff's Department will change, so he thinks we should just go on with it. Mr. Pumpaly stated that we have enough money in our public safety budget to cover this, the fire department and a part time ticket writer. Commissioner Fields asked where the money goes with speeding tickets? To the State. **Commissioner Kronner moved to sign the contract raising the Sheriff's pricing from 51.59 to 57.26, seconded by Commissioner Wood. Approved 5-0.**

Charlestown Yard sale – Staff has been asked if you wish to do a town wide yard sale this year? **Commissioner Kronner moved to hold a Charlestown Yard Sale May 20 with a rain date of May 27th, seconded by Commissioner Elmer. Approved 5-0.**

Commissioner Wood stated that EJP's request to change the zoning was denied by a unanimous vote of the County Council. This was a win for Charlestown residents.

Commissioner Kronner stated that a part time maintenance man has been hired. He has the kind of experience that we are looking for. His name is Paul Eric Mocko.

Commissioner Fockler has been in touch with Cecil Soccer and they will look at the field and getting their insurance to us. Commissioners Wood and Fockler

Period of Public Comment

Trey Giraldi He likes the golf cart idea but thinks that there needs to be clearly defined rules and regulations. He thinks a registration system would be a good idea. He thinks that the building next door could be lifted up and a real foundation put under it. Have we looked into that? That was suggested and we have a price. He questions the kayak launch, where will it be? Behind the stage. The old boat ramp? There is not enough water in there most of the time to utilize it.

There being no further business, Commissioner Wood moved to adjourn, seconded by Commissioner Kronner at 10:06PM. Approved 5-0.

Respectfully submitted,

Debbie Myers, Town Clerk