

TOWN COMMISSIONER'S MEETING
CHARLESTOWN, MARYLAND
April 9, 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 Town Administrator, was also present.

Pledge of Allegiance was led by President Letts.

Approval of the Minutes of March 26, 2019 Commissioner Fockler moved to accept the minutes, seconded by Commissioner Wood. **Approved 5-0.**

Accounts Payable Review of April 9, 2019 Accounts payable in the amount of \$44,893.24 and 346.75 were presented for approval for April 9, 2019 Commissioner Fockler moved to approve, seconded by Commissioner Fields. **Approved 5-0.**

Swearing-in Ceremony for Mr. Joseph Letts – Charlene Notarcola, Clerk of the Court Ms. Charlene Notarcola, Clerk of the Court for Cecil County was on hand to swear-in Mr. Letts for a tenth term as Town Commissioner.

Election of Town Officers

President: Lou Wood 4, Karl Fockler 1

Vice President: Jeff Fields 3, Karl 1, Joe 1

Treasurer: Patsy Clements 3, Karl 1, Joe 1

Selection of P & Z at Large Board Member By consent Joe Letts was appointed to the **Planning and Zoning Board.**

Miller Environmental March 2019- Mr. Josh Griffith was in attendance and presented the following in a written report. A total of 2,383,000 gallons of water was produced with an average daily production of 76,871 gallons. No submitted samples tested positive for coliform. Weekly housekeeping and weekly and monthly maintenance were performed. In addition, 26 Miss Utilities were completed. Well 1 was tested on 3-13-2019 to run on automatic alternation but had proved to be producing about 40% less water than it's startup test when it was installed. The same day MEI spotted water coming up out of the ground at the 493 Cecil St. address which is where the well-1's raw line runs. MRWA was contacted to use their equipment to detect the leak location in the 493 Cecil St. area believed to be the source of well-1's leak. No leaks were detected but MRWA is set to schedule another leak detection with specialized sonar equipment. Second quarter meter reads were started. WTF Maintenance Schedule was carried out and logged.

Cecil Co. Sheriff's February 2019 Report – Sgt. Mahan was in attendance and a written report was submitted showing in March 2019 18 shifts were approved for a total of 72 hours. Of that number 64 hours were covered. There were two calls for service and one out of town assists. There were 75 property checks made. There were 13 community contacts. Sgt Mahan elaborated on the report.

Building Permit 19-07 Road Access and Water Service Fire Company Concerns Tom Bicking from the Fire Department was present with their concerns about access to the property and water service. There needs to be 100' foot turn around according to an ordinance passed in 1988. Commissioner Fockler asked to clarify the NFPA that access roads in excess of 46 meters shall be provided with a turn around access of 100'. Can it be a T-head? That would be up to the town. A T-head might suffice if it meets those requirements. Mr. Pumpaly gave an overview of the property. On or about March 7, 2019 Mr. Justice presented a building permit for a residence on a paper street know as Louisa Lane. The original street was 90'. In 1952 the streets were narrowed to 49.5'. However, as you look around town the streets vary between 14' to 20'. The owner of the property at that time was willing to run a residential water line from approximately 780' feet to the nearest water main. They also stated that they were willing to put in a driveway, but not extend the road. In essence at this point the beginning of that end of Louisa Lane is a 12' foot driveway. Parcel 407 is the parcel that Mr. Justice owned as has since transferred it to Mr. and Mrs. Ladzinski. Next to parcel 407 are 202, 203 and 204. There is no water or sewer service directly on Louisa Lane and the nearest water is located on N. Ogle Street. In the NE corner of Parcel 406 which is owned by the town which is 75' x 75'. The setbacks for the proposed home are well within the requirements for this property which is the primary purview of the Planning and Zoning Board. The parcel that is owned by the Town Commissioners is almost large enough for a turnaround. If the owner of the parcel of 407 might give the town a permanent easement of approximately 25' that would give a 100' turnaround space. Planning and Zoning passed preliminary approval on March 7, 2019 of 19-07 which then requires a county permit and a return to the town for final approval. Planning and Zoning have finished their portion for this building permit and the concerns fall to the Commissioners. 25-901 of Article 9 of the Town Charter lays out the responsibilities of land owners and the town. Section 150 was also mentioned for clarification for the Commissioners. At a meeting on April 4 where attorneys for both the town and the builders were present, the Fire Company and the Planning and Zoning Board this issue was discussed at which time the Planning and Zoning Board stated that they had made their decision according to setback requirements.

Commissioner Letts moved to go to Executive Session to discuss with counsel, seconded by Commissioner Clements. The meeting was closed at 7:37PM.

The open meeting resumed at 7:55 PM

Discussion Relating to Avalon Property Commissioner Clements stated that David Gordon had offered to look at it for free. **Commissioner Clements moved to have Chesapeake Home Improvement to assess the building and to give an appraisal, seconded by Commissioner Fields. Approved 5-0.**

OLD BUSINESS

Veterans Park Bathroom Repair Update Mr. Pumpaly has received the report from the engineer who gave their assessment at a cost of 1200. Their proposal was for the interior to come down and be rebuilt. The plans would cost \$6,000.00. Commissioner Letts suggested we just put in port a potty's in. They cost \$145.00 a month. Commissioner Fockler suggested we get a couple of estimates from other companies other than AECOM to get plans drawn up. **Commissioner Fockler moved to get three estimates from other companies, seconded by Commissioner Letts. Approved 5-0.**

Used Equipment Sale Some time ago Mr. Pumpaly had brought some used equipment that he desired to put on a municipal website for sale. He suggests the price of \$900 for salt spreader and \$450 for the mower. Commissioner Clements suggested we might try Richie Brothers if we get no bids. **Commissioner Fockler**

moved to list the equipment on the website at the agreed upon prices, seconded by Commissioner Letts. Approved 5-0.

Long Point Boating Platform Repairs Up-Date Mr. Pumpaly has received a response from Kingfisher which will be here Thursday and from B & B Pile Driving gave a bid for 8150.00. The consensus was to wait on Kingfisher's response.

Requested Signage Mr. Pumpaly presented the signs that are being made in response to the sign requests of the Commissioners. They are being manufactured by the County and are ready for pickup. A mixup was pointed out on one of the signs. We will see if we can catch it before it is printed.

Salute to Cecil County Veterans Sponsor We received a request for this year, but we had paid last year and the fireworks were cancelled, so the decision is to forego another donation this year as our monies were held over to pay for this year's fireworks.

Commissioner Clements asked if the employment Committee for the Code Enforcements officer could now be activated and a hire take place. It will be convened very soon.

B & G Club Beach Clean-up The insurance certificate has been received and the clean-up will take place tomorrow afternoon.

New Business

Charter Review Committee

Period of Public Comment

Pauline Bryant – Please put in a PA system. It is hard to hear you. She was reading the minutes and it stated that she was in favor of giving her uniforms and guns, that was incorrect. She is willing to sell the guns to the town and then add the uniforms to the supply. Commissioner Fockler stated that the uniforms are in very good condition. She is also wondering when the boat ramp fees are in effect. Year round. Could we look into enforcement? Is there anyway that you can make Veterans Beach a resident beach only? We would need enforcement. She lives on a residential street and they are trying to sell the house next door and she is hearing stories about them trying to turn it into a bed and breakfast. Is there anything that could be done to keep the neighborhood residential? She needs to take her concerns to Planning and Zoning.

Rosalyn Bott - What did we do about the building permit? It has been sent to the appeals board.

Dan Rubert – Wants to thank them for replacing the flag.

Dennis Taylor – No comment

Debbie Sexton – Back in March she had some trees removed and one of them was from town property. The town took down three other trees but left the stumps which became a tripping hazard. She had the stumps ground at a cost of \$100.00. **Commissioner Fields moved to reimburse her for the stumps being ground, seconded by Commissioner Letts. Approved 5-0.**

Prosper Boudart – Moving in the right direction for Code Enforcement Officer, but the Code needs to be updated. There are two properties coming into town are a disgrace. There is considerable work being done on the Town Code. The fines need to get their attention. Mr. Rubert asked if they need an occupancy permit? Sgt. Mahan stated that buildings could be condemned. Ms. Boudart stated that the Town Code might address this issue. We will contact permits and inspections again.

Ursula Boudart What is the intent of the building in the Avalon Park? There is interest in using it as a community center and to be used for different camps and such things. She thinks that is a nice idea, but we need a new town hall before we need to spend more money on the park. Commissioner Letts stated that a new town hall was discussed several years ago. She stated that we need to put a plan into effect and work toward the goal. Commissioner Clements asked if there is another vision for Avalon? Tear it down and use the land for something else. Commissioner Wood had brought another idea which was shot down. That piece of land screams for something viable which would bring in income.

There being no further business, **Commissioner Letts moved to adjourn the regular meeting seconded by Commissioner Clements at 8:46 PM. Approved 5-0.**

Respectfully submitted by: Debbie Myers, Town Clerk

Debbie Myers, Town Clerk

Loucretia Wood, President