

TOWN COMMISSIONER'S MEETING MINUTES

June 8, 2021 7:00 PM

The meeting was called to order by Vice President, Karl Fockler at 7:00 PM by Zoom. Those in attendance were Commissioners Karl Fockler, Jack Kronner, Lou Wood and Curtis Elmer. Also in attendance to facilitate the meeting were Town Administrator, Bryan Lightner, Town Clerk, Debbie Myers, Town Administrator, Bryan Lightner, and Sheriff's Dept. Representative, Sgt. Michael Kalinsky, Michael Kalinsky, Gary Bott, Sean Durgin, Debra Moulton, Paul and Ruth Haneman.

The Pledge of Allegiance was led by Commissioner Wood.

Approval of the Minutes. Commissioner Kronner moved to approve the minutes with the correction of the section York Building Appeal to reflect that it was Commissioner Fockler's opinion was that we had a chance of getting the ruling overturned, not the legal opinion of the law firm representing us in the appeal of May 28, 2021, seconded by Commissioner Elmer. Approved 4-0.

Accounts Payable in the amount of \$152,460.09 were presented for approval. Commissioner Kronner moved to approve paying the bills in the amount of \$152,460.09, seconded by Commissioner Elmer. Approved 4-0.

Miller Environmental May Report - Mr. Josh Griffith submitted the following in a written report. A total of 3,118,000 gallons of water was produced with an average daily production of 101,000 gallons. No submitted samples tested positive for coliform. Weekly housekeeping and weekly and monthly maintenance were performed. In addition, 26 Miss Utilities were completed. Confirmation by email on April 7th that the pipe section in the tower's lab area will be painted during the painting project. As of 6/4/2021 the pipes have not been painted so we sent another request for an update. The wells were found inoperable in their auto positions on 5/6/2021. Ray of HIE was called immediately after the town was notified of the low pressure as a result on 5/6/2021. Ray of HIE was able to bypass the high-level sensor on 5/6/2021 that was taken out of service by I K Stoltzfus. Communication continues as the high-level sensor has not been installed as of 6/7/2021 when the status was reported promptly per our request. Met with Town Maintenance on 5/7/2021 to give them an overview of where to take various actions required with our direction, provided we are not on-site during an emergency situation. Reiteration that we are to be contacted for such direction was communicated in the meeting. The tower's alarm dialer was found inoperable again on 5/25/2021. A Hard-Reset was performed by us the next day and been operable since. This is checked regularly as a part of our WTF Maintenance schedule. On 5/29/2021 after hours a tower low-level alarm was triggered. Fire suppression system for C-Dock was found leaking and was isolated. Follow up communication was provided per request. Suggestion was communicated to the town to have a plumber inspect this fire suppression system and undergo any recommended upgrades following the inspection to ensure fire suppression security. On May 31st, a water main valve burst and was isolated promptly by town maintenance. This repair and additional valve inspections for this location were scheduled after the paint project since the valve does not prevent water from servicing residents as it relies on additional valves within the system to be shut off for any isolation to occur. Assisted maintenance in locating valves that should provide as back-up if in case, proper valves are an issue or cannot be found while the above mentioned valve(s) is repaired/inspected etc. Monthly Operations Report was sent to MDE. Daily pH and chlorine tests were performed and chemical feed pumps were adjusted as necessary to maintain optimal pH and chlorine parameters. Chemicals were mixed daily to maintain adequate levels for chemical feed with buffer time for fire safety. Chemical inventory was maintained. Daily tasks were recorded in the WTF logbook. Monthly samples were collected and sent to certified lab for testing per state requirements. All data sheets for chemical usage, equipment runtime, pH calibrations, and routine check lists were utilized and filed. The WTF Maintenance Schedule was followed. Commissioner Wood stated that she has had instances of brown murky water and Commissioner Elmer stated that he has too.

Cecil Co. Sheriff's April Report –Sgt. Kalinsky was in attendance by zoom. He introduced himself as our new liaison from the Sheriff's Office. A written report was submitted showing in April 2021 15 shifts were approved for a total of 60 hours. Of that number 60 hours were covered. There were three calls for service and two out of town assists. There were 45 property checks made. There were no community contacts. There were 20 traffic citations (1 radar and 19 non radar) and 3 (0 radar and 3 non-radar) warnings issued. There were no repair orders issued. No criminal summons were served and no arrests were made. Sgt. Kalinsky would like to see a little more radar enforcement. The parking tickets have arrived and he hopes to see them utilized. Commissioner Wood would like to receive the schedule in advance so she knows who is working.

Maintenance Report – We had a leak at C-Dock, it has been repaired. Lot B parkers have gotten their tires in the neighbors, we had another leak at Ogle Street, we will wait until the tower is back online. There were trees trimmed for the light at Avalon. The guys have some complaints, the water tower sandblasting is leaving rust spots on our trucks and on Steve's personal vehicle. The work crew has also bent the corner of the new salt shed. They have also bent the metal on the roof of the new salt shed. Mr. Lightner was asked to document this and follow through. Mr. Lightner has been in contact with IK Stoltzfus and they are aware that they are responsible for all damages.

Water Tower Painting Project Update Mr. DeClerck has sent word that the completion of the project because of weather is now expected to be around July 1st. However the paint will have to cure and the tank will need to be refilled and to receive MDE approval he expects a date to begin using the tank again will be on or around July 14th.

Town Administrator's Report - The Noise Ordinance Amended 3-75 with the addition of a decibel levels table to give sound level and timing of decibel levels. Commissioner Fockler wants to add language that it is loud per se if you hit these decibel levels. He would also like to see it run by the States Attorney Office, Mr. Dellmyer to make sure they would support the prosecution of such. Sgt. Kalinsky also stated that the person using the decibel meter would need to be certified and the instrument kept calibrated.

The Avalon Lot B parking lot, the Maintenance Staff is looking at maybe widening the entrance and possibly planting evergreens that would screen the lot from the neighbors. C-Dock, we have not received a bill from the plumber and neither has Mr. Metz. The plumber will also go under the pier and inspect and make any other further repairs that need to be done. We should expect a bill tomorrow. Lee's Marina's attorney has found an appraiser, Amy O'Neill to do the appraisal. We should be on time with the appraisal. Mr. Smith, Nancy Bowles' brother has expressed interest in donating the lots owned by Mr. Bowles to the Town for a new Town Hall. The lots combined are about 24,000 sq ft. . Commissioner Fockler says that we can certainly think about. Please put it on the agenda for the next meeting and see what ideas that we can come up with. We did apply for the Circuit Rider Grant and it was submitted yesterday. Mr. Lightner will email the application to the Commissioners so they can see the scope of work. Our Planning and Zoning Board will be looking at Chapter 175. The Comprehensive Plan was done in 2008 and it is in need of a review. Commissioner Fockler looks to form a committee once Mr. Lightner has gotten ready for that task. Commissioner Kronner suggests that Mr. Lightner and Planning look into their suggestions and then form a committee. Mr. Andrew Thompson has resigned as Chair of the Historic Commission and we also need another committee member. Commissioner Wood suggested a resident who was interested previously.

OLD BUSINESS

630 Water Street Lease – Mr. Beste has received word through Mr. Brian Young, Esq. who represents Mr. Mahaffey that Mr. Mahaffey and Ms. Thompson would like to be able to stay in the residence until the end of August. Mr. Beste stated that the way courts are working at present they are likely to get a stay until the middle of August. Mr. Beste recommends going ahead with the holdover tenant action and then agreeing to the tenants moving out by the end of August as long as payments of rent are continuing. Commissioner Wood stated that it would be a nice thing to do. Commissioner Kronner wants to know what happens if they stay and

stop paying rent. A failure to pay gets into court quicker. Commissioner Fockler thinks we should be reaching out and trying to resolve this. We will proceed to file the action on July 1st if they do not move out.

Commissioner Kronner moved to file a holdover tenant action on July 1st, seconded by Commissioner Wood. Approved 4-0.

York Building Products Appeal – Commissioner Wood asked to put off the discussion until the Executive Session. Commissioner Fockler updated with the appeal has been filed. They county has supplied a copy of the hearing, but not a certified a copy at this point. We are waiting for the certified copy to file further paperwork.

Wellwood Parking Request – We have boats parking in Lot B and it doesn't appear that we have the space to line out 30 parking spaces. Commissioner Wood suggests using the Athletic Field parking spots, or Fireman's Field as a space for Wellwood. If we offered Fireman's Field, the employees would be very close to work. Mr. Metz had said that he would be using the shuttle to ferry employees back and forth. Commissioner Wood feels and Commissioner Kronner agrees that we cannot offer 30 spaces at this time. Commissioner Fockler feels we do not have the space. If they would like to use the Athletic Field that would be an option.

NEW BUSINESS

Parking Attendant – The ordinance was changed to authorize a parking attendant. Commissioner Fockler would like to see a part time attendant @15.00 an hour to write parking tickets. Commissioner Elmer wants to know what we are giving them for parking costs? He does not see why we are charging and he would like to see ParkMobile to go away. Commissioner Fockler stated that people who come into town are from out of town or out of state. We have very few parking places and those who do come in use our parks and leave trash and use the facilities that we have, making more work for our Maintenance Staff. Commissioner Wood does not want a parking attendant. Discussion ended.

PERIOD OF PUBLIC COMMENT

Debra Sawyer Moulton – 15 Louisa Lane – She is the neighbor who is directly across the street from Lot B. She is seeing them cross her lawn with their vehicles, making noise and riding in their vehicles when coming back and speeding. We will let Sgt. Kalinsky

Sean Durgin – A couple of complaints about people parking across from the intersections and close to the intersections. He would like to see no parking from here to the corner. Commissioner Wood will bring it up with Sgt. Kalinsky.

There being no further business, **Commissioner Wood moved to close the meeting and go into Executive Closed Session, seconded by Commissioner Kronner at 8:31 PM. Due to the meeting being held with Zoom, staff was excused and the open meeting will not resume. Approved 4-0.**

Respectfully submitted,

Debbie Myers, Town Clerk

Approved June 22 2021