

TOWN COMMISSIONER'S MEETING
CHARLESTOWN, MARYLAND
July 10, 2018

The Town Meeting was called to order by President, Joe Letts at 7:00 pm. Commissioners present were Joe Letts, Karl Fockler, Patricia Clements, Jeff Fields. Commissioner Lou Woods was excused.

Pledge of Allegiance was led by Commissioner Lori Wankel

Accounts Payable Review July 10, 2018—Accounts payable in the amount of \$82,620.85 was presented. Commissioner Fockler moved to accept, seconded by Commissioner Fields Approved 4-0.

Miller Environmental May 2018 Report Josh Griffith Mr. Griffith was present and presented the following report: A total of 2,285,000 gallons was produced for the month, with an average daily production of 74,000. No coliform samples tested positive. Weekly housekeeping and monthly maintenance was performed. Eight Miss Utilities were completed. One settlement read was performed. Two leak checks resulted in no leak at 313 Market Street and a small leak found at 429 Chesapeake. We isolated cl2 injection leak on both 5/2/2018 and 5/6/2018. Clarified in a list required by the town a list of distribution line repair items that should be kept at the Tower. Trip hazards at the Water Tower have been marked by the Town maintenance staff.

Miller Environmental June 2018 Report Josh Griffith Mr. Griffith was present and presented the following report: A total of 2,779,000 gallons was produced for the month, with an average daily production of 93,000. No coliform samples tested positive. Weekly housekeeping and monthly maintenance was performed. Nine Miss Utilities were completed. A possible leak was detected at 629 Bladen Street and the 2nd Quarter meter reads were completed.

Charlestown Marina Gate – Mr. Price has asked if a gate can be removed from C Dock to facilitate repairs on their portion of the dock.

OLD BUSINESS

Avalon Stage – Commissioner Clements presented a plan for a continuation of the path for the wheel chair assessible ramp to connect to the patio on the front of the stage. The best option is pavers. Swan Creek Landscape has a bid of \$4,000.00 and a conversation with the accountant assures us that we are confident that the money is available to fund this project that will finish Phase I of the improvements to Avalon Park. A official opening of the stage is planned in conjunction with the annual Halloween parade on October 26, 2018. A change to the parade route will be made to finish up at the stage area. Swan Creek Landscaping will also do some final grading to finish up the area and make it more pleasing to the eye. Commissioner Clements moved to accept the bid of \$4,000.00 from Swan Creek to put in the walkway from the ramp to the front of the stage, seconded by Commissioner Fockler. Approved 4-0. The work can begin in August due to scheduling with the contractor.

Commissioner Clements is exploring fees other venues are charging. Commissioner Fockler feels that we might have a ribbon cutting before October if we get the occupancy permit. Commissioner Clements moved that we provide Avalon Park to host the annual Halloween event, seconded by Commissioner Fields. Approved 4-0.

Wellwood Club proposed ice cream stand - Commissioner Clements shared information about this proposed ice cream stand. Mr. Metz had previously asked the commissioners for permission to install an ice cream stand on the street side of C-Dock with the dimensions of 6 x 12 and a patio of 14 x 12 with plantings with no expense to the town. The commissioners approved it at this time. The Planning and Zoning Board received the building permit with an alteration of taking out the seating. The Board asked for some clarification of the plot plan and that the parcel the shed would sit on is listed as commercial exempt in the tax records which according to information garnered by Commissioner Clements from the County Assessment and Taxation office is currently not taxed as it is used for parking, but with a different use could then be taxed. We currently pay taxes on the improvements. Mr. Metz was informed of these two things. The building permit was signed pending tax situation resolved, a better plot plan, and the commissioners being made aware of the change in status of the land. Wellwood has submitted a new plot plan eliminating the designated patio seating area. The structure met setback regulations. Commissioner Clements is concerned about the fact that we have nothing on our books about outside seating. Are the commissioners comfortable with unregulated outdoor seating? Should we require seating that will not interfere with people working or residing in the area? Will this seating impeded traffic or parking? This is town property and if we allow restaurant activity to occur and have no say in the safety of people in the area other marinas could follow this and put in similar stands and allow seating near roads. She feels that the safety issue is important. She feels that the lease needs to be changed to charge the leasee property taxes that occur as the current wording states that the town is responsible for the taxes. Do we create seating regulations for Charlestown? Or, do we simply change the wording of the lease to cover the cost of increased taxes if they occur? Mr. Metz stated that he had previously stated on tape that he would accept the cost of increased taxes and pay them if they occurred. He does not feel that the lease needs to be totally rewritten, but would agree to an addendum to include his payment of increased taxes. As far as the patio goes, he has stated that he was just going to put a couple of picnic tables in the area. He feels the Commissioners have approved it, the Planning and Zoning Board approved it with the stipulation that the tax issue be resolved and he had stated that he would pay the taxes. He has decided not to put in the wooden patio, but will put in a couple of picnic tables on the existing concrete slab. He feels that Mr. and Mrs. Clements are blowing this all out of proportion and are making this into a witch hunt. He was going to employ a couple of high school kids. He is OK with an amendment for the taxes but will not renegotiate the lease in an open meeting concerning the mistake made concerning the winter electric bill. If they want to renegotiate the lease it needs to be in a closed meeting with lawyers present. Commissioner Clements stated that she and her husband are in elected and appointed positions for this town and are simply looking out for the best interests of the town. Mr. Metz voiced his total frustration with the whole situation. Commissioner Clements motioned that in order to proceed with the ice cream shop Mr. Metz resubmit a new plot plan with wording that reflects the plot plan so that the measurements match including a designated seating area, as there were two abstentions (Mr. Fields and Mr. Fockler) the motion could not move forward. Mr. Metz apologized if he upset one of the residents in the gallery who had voiced that she was uncomfortable with the tone of the conversation.

Ongoing Yard Sale This is in regard to 629 Bladen Street. This is in response to a resident's email request to find out what was going on at the property. It seems that the people are not living in the house any longer but a "yard sale" is gong on 24/7. Commissioner Clements has put together a list of what other communities do about similar situations. We have nothing in our ordinances to prevent this type of situation. Commissioner Fockler asked if they had a business license? No. Commissioner Fockler asked if we had connected with the decedent owner's son? We should do so if not. We need to send him a certified letter. We have his phone number in Town Hall. Commissioner Fockler will contact Eric Ramadan about the situation. Commissioner Fields mentioned that this would be a charter amendment to be included in the new revision. Commissioner Fockler asked that we look into contacting David Dahlstrom to get the process reignited for the process of code and charter amendments. He feels that there are many issues that need to be addressed. Commissioner Fockler feels we might need another workshop to discuss code and ordinances. Maybe after Labor Day. Commissioner

Fockler suggests September 19th at 6:00 PM. This will be sent out as a memo which all Commissioners can respond to.

Code enforcer position. - This seems to be a position that is needed. Do we want to keep it at 8hrs. or change the position? Rebecca never felt that she was too busy. The position is funded in the current budget for 8 hrs. a week. Commissioner Letts feels we need more time. Commissioner Fields thinks we start with 8 hrs. and see if it develops to more hours needed. Commissioner Fockler moved to advertise for a Code Enforcement Officer at 8 hrs. a week, seconded by Commissioner Clements. Approved 4-0.

Fair Green Park – All the parts are stored at the Maintenance Shop should be here next week or the week after. They expect to be here 2 days.

Post Office Ramp Repairs – The first week of August is when the project is scheduled.

The DMP spoils site – The landscaper contracted to clear the site will start on Monday and then the engineer will come in behind him to do the analysis.

Town water/sewer rates – The accountant and Ms Antoshak have not had a chance to do a full analysis that we would need to propose new water/sewer rates. Because a raise in the rates would require public hearings, Ms. Antoshak suggests that they gather the needed information to support an increase if needed to be in effect with the next fiscal year. Ms. Antoshak has some tools that will help to evaluate our costs and projected future costs. We need to look into the painting of the tower and the replacement of outdated meters. She suggests that we stay with the current rates and look to do a five year plan to be effective 3rd Quarter of 2019. Commissioner Fockler moved to hold the current water/sewer rates of FY 2018 through FY19, seconded by Commissioner Fields. Approved 4-0.

Period of Public Comment

Lori Wankel She asked if minutes could be posted in a more timely manner. They are posted on the Wednesday after the meeting. Her husband sees many boats launching without paying. Can you consider having Charlestown residents have their own beach area? What was discussed at the last meeting about the noise? She was dismayed with the atmosphere of tonight's meeting and she felt that Mr. Metz was attempting to bully Commissioner Clements and that Commissioner Letts should have stopped him. She applauded Commissioner Clements for not backing down.

Prosper Boudart He would like to see an accounting of the boat ramp. Commissioner Clements feels that money is coming in. When Debbie gets back the information will be available as she is keeping a spread sheet. It seems most people are paying. We may need more signage that states launch fee \$10.00 more simply. Are we still looking at a camera system? The cost was prohibitive at the time of discussion, but certainly it would be helpful. The water system is a cash cow. A neighbor had a meter blow out last week and no one could be contacted over the weekend. Could we have contact information included on the website? We will look into it and make sure that the information is available. As you are looking into the code, please give it some teeth with fines to get the attention of the violator.

Mary Clark Confalone – She had a question about the mosquito spraying. They have not been heard. We will check on it. She was shocked to hear that Commissioner Fockler wants to shoot the cannon as Colonel Ramsey almost blew his hand off on the 4th of July. A longer fuse might be needed next time. It was a great time nonetheless.

There being no further business a motion was made to adjourn by Commissioner Letts at 8:54 PM, seconded by Commissioner Fields. Approved 4-0.

Respectfully submitted by: Debbie Myers, Town Clerk I

Approved 7-24-2018