

**TOWN COMMISSIONER'S MEETING  
CHARLESTOWN, MARYLAND  
July 14, 2020 7:00pm**

Call to Order – President Fockler called the meeting to order at 7:00 PM. The meeting was conducted on Zoom and in person. Those in attendance at the Fire Hall were Commissioners Kronner, Letts and Fockler. Town Administrator Wib Pumpaly was also in attendance at the Fire Hall. Commissioners Fields and Wood attended by Zoom. Janine Antoshak, Office Manager, Debbie Myers, Town Clerk and Josh Griffith from Miller Environmental were in attendance via Zoom. The meeting was also broadcast on Facebook Live.

The Pledge of Allegiance was led by Commissioner Joe Letts.

**Approval of the Minutes June 23, 2020. Commissioner Kronner moved to approve, seconded by Commissioner Letts. Approved 4-0.**

**Approval of the Minutes June 25, 2020** of the Joint Boards of Commissioners, Planning and Zoning and Historic District. **Commissioner Kronner moved to approve, seconded by Commissioner Wood. Approved 4-0-1 (Fields).**

**Accounts Payable Review** – Accounts payable in the amount of \$147,557.67 were presented for approval. **Commissioner Kronner moved to approve the payments, seconded by Commissioner Letts. Approved 5-0.**

**Miller Environmental June Report** Mr. Josh Griffith submitted the following in a written report. A total of 3,080,000 gallons of water was produced with an average daily production of 103,000 gallons. No submitted samples tested positive for coliform. Weekly housekeeping and weekly and monthly maintenance were performed. In addition, 32 Miss Utilities were completed, 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. The chemical inventory was maintained. Daily tests 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 calibration, and routine checklists were utilized and filed. The WTF Maintenance schedule was followed. Two settlement reads were provided. Tested flowing water near the Revelation and Philadelphia Road intersection for chlorine throughout the month. No chlorine was detected. This flow of water remains as of 7/3/2020. Recommended MRWA to come out and listen for leaks. Responded to emergency call-out for 165 Cool Springs for a flow of water found coming out of the sidewalk. This address and 2 other services were checked for leaks and none were detected.

**Cecil Co. Sheriff's June Report** - A written report was submitted showing in June 2020 24 shifts were approved for a total of 96 hours. Of that number 96 hours were covered. Seven shifts operated radar. There were no calls for service and 1 out of town assist.. There were 81 property checks made. There were 16 community contacts. They attempted no warrant services. There were no civil citations issued. There were 10 traffic citations issued (non-radar). There were 10

traffic warnings (5 radar and 5 non radar) issued. There were no repair orders or parking citations issued. There were 2 traffic related arrests made and one car towed to Police Storage.

**Code Enforcement Officer May Report – Bryan Lightner** Bryan Lightner submitted a written report which addressed complaints on 8 different properties within town for various issues. 1) sent second letter, attorney sending letter, should the Town board up the place, lien? (Continuing situation) 2) coordinating with District Attorney with State's Attorney's office and County Attorney (Continuing situation) 3) conducted inspection, sent letter, will submit revised plot plan 4) Conducted inspection, sent letter, abated 5) conducted inspection, sent letter 6) Conducted inspection, sent letter, 7) conducted inspection, sent letter 8) conducted inspection, sent letter 9): conduction inspection, sent letter, abated.

**Boat Slip User Fee Abatement** – The checks for our slip users have been written and will be mailed tomorrow. The monies are due tomorrow for the first payment from the Marinas. Mr. Pumpaly is wondering how we will insure that the slip holders at the Marinas get their money back. Commissioner Wood stated that the Marinas are supplying them with other amenities and the Marinas can decide what to do with the money. Commissioner Fockler stated that technically the money should go back to the slip holders, but we are not going to police it.

**AT&T Lease Negotiation**, - We are waiting for AT & T to get back to us with a proposal and so far we have not heard back from them. We will try one more time and then the ball is in their court.

**Water Service Fees for the Commercial Customers** – Commissioner Kronner stated that the bottom line is that they should just be charged for the amount of water that they use and drop the EDU formula. Mr. Pumpaly agrees with this. He however feels that we should charge sewer for both water that comes from the wells and town water. The water rate would be applied to only the water from town sources. This will require sitting down and talking through the whole scenario. Their pump out stations are not metered but the sewage goes through our sewer lines. Commissioner Letts stated that this has been an issue that has been talked about for years. The current arrangement was in place when the water system went into effect. Commissioner Fockler stated that we need to look further and have a meeting with the Marina in question and hammer out this issue. Commissioner Wood would like to be included in the meeting.

**Lee's Marina & NERM Concerning Riparian Rights** – We have an opinion from our counsel stating that we are not actually involved. However, if there is a statement in our lease of quiet enjoyment of riparian rights, then we might, so we are waiting on additional input from our counsel.

### **Old Business**

**Water Drainage Issues @ #8 Louisa Lane** – This is the water issue discussed before at the Avalon property drainage to the property owned by Trey Giraldi. We have received a quote from McGuirk Construction for 2,403.00 to repair and reroute the water. **Commissioner Fields moved to approve the bid of 2,403.00 from McGuirk Construction Company, seconded by Commissioner Kronner. Approved 5-0.**

**Cool Springs Access to Rt 40** – Mr. Lambdin is requesting the town to delete the requirement of the access road to Rte. 40 for the Cool Springs Development. Mr. Lambdin lost in the court of appeals the use of the access road. Mr. Ronald Daniels of the Fire Company was on the line and wants the gate out as far as it can go. They are looking at acquiring some property that might meet up with it to give access. The Fire Department needs Mr. Lambdin to show where his boundary is and then install the gate as far out as it can go. **Commissioner Kronner moved that we approve the deletion of the provision of the access road with the stipulation that Mr. Lambdin install the gate as discussed and that Mr. Lambdin deal directly with the Fire Department and the town on the placement of the gate, seconded by Commissioner Wood. Approved 4-0-1(Fockler).**

**Town Hall Entrance Security** – We have received two quotes for systems. The cost was a concern. We will look for other options. The Commissioners want to keep the staff safe. Commissioner Kronner stated that he could have the Ring system installed by the end of the week and it would do what the staff has requested. **Commissioner Wood moved that Commissioner Kronner move forward with the Ring option, seconded by Commissioner Fields. Approved 5-0.**

#### New Business

**Curb & Driveway Settlement Issues – 165 Cool Springs Road** We need to do repairs. **Commissioner Kronner moved to accept the bid of \$2,985.00 to do the repair by McGuirk Construction, seconded by Commissioner Letts. Approved 5-0.**

#### Period of Public Comment

None

Commissioner Letts was recognized by the MML Conference for 21 years of service to the town and he was congratulated on that accomplishment. A celebration will happen when appropriate and the materials have been received from MML.

There being no further business, **Commissioner Kronner moved to adjourn, seconded by Commissioner Letts at 8:43PM. Approved 5-0.**

Respectfully submitted,

Debbie Myers, Town Clerk