

TOWN COMMISSIONER'S MEETING
CHARLESTOWN, MARYLAND
July 24, 2018,

The Town Meeting was called to order by President, Joseph Letts at 7:00 pm. Commissioners present were Joseph Letts, Jeffrey Fields, Karl Fockler, Loucretia Wood and Patricia Clements. Also present was Mr. Wib Pumpaly, Town Administrator.

Pledge of Allegiance was led by Prosper Boudart

Approval of the Minutes of June 26, 2018 Commissioner Fockler moved to accept the minutes, seconded by Commissioner Wood. Approved 4-0 with one abstention

Approval of the Minutes of July 10, 2018. Commissioner Fockler moved to accept the minutes, seconded by Commissioner Clements. Approved 4-0 with one abstention.

Accounts Payable Review – Accounts payable in the amount of \$21,971.60 were presented for approval. Commissioner Clements moved to approve, seconded by Commissioner Fockler. Approved 5-0.

Lease Extension Lee's Marina Mr. Tom Brittingham, owner of Lee's Marina, was present to ask for a 25 year extension of his lease extending it from 2031 to 2056. The reason for asking for the extension is expenses he will be incurring of around \$65,000 - \$75,000.00 to repair the bulkhead, which is the property of the Town. He is being compelled to do the fix by the MDE. Because of the cost of the repairs, it makes little sense to him to put that kind of outlay into the property when the lease would be ending before the money could be recouped in revenue. Mr. Pumpaly proposes that we extend the lease with all the same caveats of the current lease. The lease is reviewed and reassessed every 10 years with a slight bump in revenue to the town at those intervals. If Mr. Brittingham should choose to leave he can take the buildings, and his docks. This would leave us with the seawall, still in need of repair. Commissioner Letts agrees that the seawall needs fixed. Commissioner Fockler thinks that it is reasonable given the amount of money to give some consideration, but would like some time to review it and have our counsel also review it. Commissioner Clements asked about inspections of the property, have they been done? Yes, this damage has occurred in the last year and a half. What about the other side of the property? That area has not changed and is not under scrutiny by the MDE. Commissioner Fields asked when the work would begin if they go approval. The estimation is sometime this fall. This will be put on the agenda for the next meeting.

Avalon Park Development Commissioner Wood introduced Mr. Robert Hodgetts from Home Partnership, Inc. and Home Partnership of Cecil County, Inc. to present his company's development abilities of the upper portion of the Avalon Park working in conjunction with the town. They are a nonprofit home development company. He named several programs they have accomplished here in Cecil County as examples. They build to own and not to flip. They have worked in Cecilton, Elkton, and Perryville. Commissioner Fockler commented that the project in Elkton is lovely. Commissioner Letts stated that we have to decide what we want to do with the property before we can move forward. Mr. Hodgetts told the board to come up with a vision and his company could help to bring that to fruition. A discussion on the limitations of the property ensued naming easements, critical area and the LDA constraints. Mr. Hodgetts stated that they receive their money from the project itself and not from the town. There are funds available for feasibility studies through grants.

Veteran's Park Beach Passes Information was available about other communities and their beach pass programs. There was no vote taken on the issue as a program would not implemented at this point until 2019. A lively discussion ensued over the problems created by non-resident use of the beach. Commissioner Clements suggests we take time to read over the information provided and discuss at a future meeting. Commissioner Letts stated it would come down to enforcement.

Maintenance Issues Commissioner Fields was looking for updates. Has training occurred on the Kubota. He stated that he had heard that Commissioner Letts was the Maintenance Commissioner. Commissioner Letts stated that he was not the Maintenance Commissioner, he was the police Commissioner. Commissioner Fields stated that he must have been misinformed then. Commissioner Fields moved to appoint a Maintenance Commissioner, seconded by Commissioner Wood. Approved 5-0. Commissioner Letts stated that he would think on it and have an appointment by the next meeting. Commissioner Fields also has received a phone call from the resident in Trinity Woods and the tractor is being parked in the road creating a traffic hazard. Commissioner Letts stated that when he went to look (not yesterday) it was parked going in the right direction and off the roadway. When you see something, bring it to Town Hall and it will be dealt with. Commissioner Fields stated this was now the third time he had brought it up and nothing changes. Same thing with the drains over in Trinity Woods. Commissioner Wood asked about the Work Orders and where they are. It was stated that Mr. Grapes keeps a daily log of activities. Commissioner Letts says if you want to know all you have to do is ask Mr. Grapes and he can show you what he has been doing with the log. Commissioner Fields says that when he goes up to the shop it is locked. The shop is locked when the staff is not on site. Commissioner Letts stated that Commissioner Fields should get a key or the combination. Commissioner Wood asked if our trucks have GPS on them? The answer is no. Mr. Pumpaly stated that some time ago, Commissioner Letts had agreed to be the Maintenance Commissioner. Commissioner Letts stated that he would take care of it then. Commissioner Fields feels that he would be a better choice as he has no outside duties as the other commissioners do. This dissolved into a heated argument between Commissioner Letts and Commissioner Fields. Commissioner Letts asked that personnel paperwork be presented at the next meeting regarding Commissioner Fields separation from the Town. Commissioner Fockler stated that if there are things that need to get done we should see that work orders are generated. Commissioner Clements stated that the board should see work orders. Commissioners Fields and Clements also asked if the folder of work orders could be available at each meeting. Mr. Pumpaly went on to enumerate several projects that Mr. Grapes is overseeing contractors doing around town. The building at Avalon was demolished by a contractor and then our staff graded and seeded the site and with all this rain we'll have some grass; garnering bids for a new building to be built at the Maintenance Shop area to house salt; overseeing the cleaning of the DMP site by a Landscaping Company in advance of an engineering study; overseeing the contractor doing the repairs at Fairgreen Park; the maintenance staff has removed the merry go round from Fairgreen Park and is repairing the benches in Fairgreen Park; the staff has relocated sea grasses at Avalon Park at the stage area; installed new concrete pads at Long Point for new benches. Commissioner Fields stated that most of these things are being accomplished by outside contractors and not by our own staff so are we just watching other companies work?

Community Resilience Grant Agreement Commissioner Fockler stated that we got a grant to do a stormwater management study. KCI was helpful in getting us this award. We need to sign the contract by the end of the month. As of this moment we do not have the final draft in hand to sign. The agreement is in the hands of DNR and it should arrive any day. Commissioner Fockler moved to sign the final Memorandum of Understanding with the Department of Natural Resources and KCI when it comes in subject to approval by the board, seconded by Commissioner Wood. Commissioner Letts will be the one to sign. Approved 5-0.

C-Dock Lease Commissioner Clements had asked for some information of a cost analysis. She just received some things tonight. She thinks that if we are in the business of leasing marinas we need to know what it is costing us in respect to the income that we garner.

DHCD Grant Application for Avalon and Fairgreen Parks We are applying for a grant for Phase I and Phase II of the lower lot of Avalon. Such things as millings and gravel for parking, a place for picnic tables, benches, trails and signage. Ms. Antoshak also suggested that native plant classes for both adults and children could take place at Avalon. Encouraging native plant growth and getting rid of invasives will help to stabilize the wildlife in that area (ie bugs, birds and butterflies). Along with that a companion application for Fairgreen Park to change out some of the equipment. Equipment is scheduled to last 20 years and we are at the end of the lifespan for the existing equipment. Ms. Antoshak will send out the application when it is ready for the Board to look at as it will be due before the next meeting and will require Commissioner Letts signature. Mr. Pumpaly stated that once the grant is signed that person becomes the project manager. Commissioner Clements volunteered to become the project manager and to sign the grant application. Her volunteerism was accepted. Commissioner Fockler moved to appoint Commissioner Clements as the signer and project manager of the DHCD grant, seconded by Commissioner Fields. Approved 5-0.

Town Administrator's Report

Fairgreen Park Most of the work has been done. However, the company contracted discovered some more parts that need to be replaced. The company is now going to work directly with the supplier to get those parts ordered correctly. He thinks that the project should be finished in two weeks. In the interim the staff here are doing some other projects in the park.

Storm Water Issues – 333 Frederick Street Mr. Thompson was in attendance to discuss the stormwater issue at this property. Mr. Pumpaly explained the town has run stormwater lines on this property, which has now caused a problem. The water comes all the way from Caroline Street. There are two sizes of pipes and have come apart and the land on this property is now soft and a large hole has developed. The water then goes to a natural swale which does work and takes the water out to Market Street. He is proposing that we have a study done and take the water from Caroline Street and move the water to Bladen Street where a large stormwater drain is in existence and runs the water to the Foot Log area. All of this will take a great deal of money. Commissioner Clements asked if this was not what the Community Resilience Grant was for? This could be the first site that the grant could explore. Mr. Thompson stated that he now has 3 sink holes and another place in his yard that are hazardous. What should he do in the meantime? Commissioner Letts thought this problem had been repaired. It has not and the study is a ways off yet. A number of ideas were thrown out. A work order will generated for the town maintenance staff and they will be dispatched tomorrow to address the situation again to try to give a stop gap in the meantime.

Cool Springs Bridge Repairs A county bridge inspection has shown that the expansion joints need to be installed. Otherwise the bridge is in good condition. Public Works has been working with Eastern Highway Specialists, Inc. to remove and replace the expansion joints with a current and acceptable product at a cost of 10,183.00. The bridge is 13 years old. Commissioner Clements asked where in the report it stated this? It was pointed out to her in the written report. The report stated that the cost should be around \$1,920.00. Why the discrepancy and do we need another bid? We can do that. Mr. Pumpaly was instructed to get another bid.

Public Comment

Sean Durgin Mr. Durgin is advocating for more speed bumps in the development. There is a sign stating contractors speed limit is 10mph. Might as well take that sign down, it is not necessary. An idea of sandbags or those water filled bladders might be utilized on the Frederick Street Stormwater issue. Where they are building the new cul de sac do we take a look at the development as it is happening. Our engineering company has been on site from the beginning.

Pauline Bryant Veterans Park – she is there everyday. We have an ordinance that requires people to pick u after their dogs. She presented two pictures demonstrating overflowing cans and no bags in the dispensers which she said had been going on for nearly four weeks. Mr. Pumpaly was directed to see that the issue was taken care of. She has also asked for people to turn their mowers around and blow the grass into their yards. This is a safety issue. She has almost fallen in wet grass that is blown into the road. At the wharf the plantings are too high. When she bought her bench she was promised that the plantings would be flat, that is not so and now you are going to plant more down the road. You need to widen the road not plant more plants.

Rosie Bott Veterans Park during the weekends is terrible. We have double and triple parking. People are not watching their children. We need a sign that says swim at your own risk. Six boys today were on the picnic tables and swinging from the rafters. She addressed Mr. Thompson telling him to do what he needed to do to protect his child and to bill the town. This is ridiculous and it will take the town weeks to get it fixed.

Bert Gay Mr. Gay stated it was good to see Wib back and he asked that a statement of gratitude to the staff and especially Janine Antoshak for holding down the fort. She received a round of applause. Commissioner Clements and Mr. Gay were also thanked for helping to fill in.

Prosper Boudart He just wanted to thank Wib and Janine for their efforts.

Andy Thompson He wanted to thank them for doing what they are doing. Our maintenance staff will be around tomorrow.

There being no further business, Commissioner Wood moved to adjourn the regular meeting seconded by Commissioner Fields at 9:07 PM. **Approved 5-0.**

Respectfully submitted by: Debbie Myers, Town Clerk I