

**TOWN COMMISSIONER'S MEETING  
CHARLESTOWN, MARYLAND  
August 25, 2020**

The August 25, 2020 meeting of the Charlestown Maryland Commissioners was held virtually utilizing Zoom and Conference Call and broadcast live on Facebook Live. The meeting was called to order by President, Karl Fockler at 7:27 PM due to technical difficulties. Those in attendance via zoom were Commissioners Fockler, Letts and Wood. Office Staff Wib Pumpaly, Town Administrator, Janine Antoshak, Office Manager, and Debbie Myers. Town Clerk. Commissioners Fields and Kronner were excused.

**The Pledge of Allegiance** was led by Ms. Antoshak.

**Approval of the Minutes – August 11, 2020 – Commissioner Wood moved to approve the minutes, seconded by Commissioner Letts. Approved 3-0.**

**Accounts Payable Review – Charlestown Commissioners** Accounts payable in the amount of 35,583.71 were presented for payment. **Commissioner Letts moved to approve, seconded by Commissioner Wood. Approved 3-0.**

**PNC Authorized Withdrawals** – A request was made that automatic withdrawals of the PNC (truck payment) and Xerox be done by internal accounting practices rather than through Accounts Payable. **Commissioner Letts moved to approve these automatic withdrawals to be done by internal accounting, seconded by Commissioner Wood. Approved 3-0.**

**AT&T Antenna Lease Review** – Charlestown Commissioner Fockler and Mr. Pumpaly met by conference call with a representative from AT & T. They request that the lease be amended to have the rent remain the same until January 1, 2023 when it would reduce the rent to \$2,000 with a 3% raise yearly thereafter. This was based on a regional study done by AT & T which did a census of regional lease amounts. Commissioner Fockler had asked for a longer notice of termination of the lease. Commissioner Fockler stated that we have had a good relationship and desire to keep it. He suggests we wait until we have heard from AT & T back from our request. Mr. Pumpaly gave projected income for the duration of the lease. He has also been contacted by TowerPoint who would like to buy out the leases for 880,000.00. If we would take this offer, we would lose the control of the top of the tower and any future income after the initial payment.

**Charlestown Marina Water/Sewer Billing** – President Fockler – A second follow-up meeting was held with Mr. Cain, Mr. Price, Commissioners Fockler and Wood and Mr. Pumpaly and Ms. Antoshak. The marina has essentially two water meters. We are placing a new meter in each of the places. Mr. Joe Tilley from LECCO will look at the one on A Dock tomorrow. The one in front of the house at C Dock was done today. The well on the property should have been decommissioned 30 years ago. We might be looking at modifying some of the rates, rather a flat rate or a commercial rate. Commissioner Wood suggests that we are going to have to run with

the new meters to see usage to determine where we are for charges. Commissioner Fockler mentioned that some other municipalities charge a commercial rate and some do not.

**County Sewer Line Break** – Commissioner Wood expressed concern that the town had not been notified in a timely fashion. The town was not officially notified by the county. While we had been told that it did not affect us, it certainly did impact us and we should have been notified. The beaches that were tested in the area failed. We are considered a private beach and not tested by the county. Avalon was surely affected as it is on the other side of Charlestown campground beach which failed testing. Mr. Pumpaly has received information from Mr. Mark Durat(sp), Chief of Waste Water Division for Cecil County who contends that no waste material escaped into the waterways of Charlestown, mitigation has been completed and will continue to be monitored. Mr. Pumpaly had asked the Cecil County Health Department if testing could be done at Avalon and at Veterans Beach. The Department stated they saw no reason to test as no material leaked into the waterways. Commissioner Wood still feels that the town should have been contacted to make us officially informed of the situation. If we would do our own sampling, the tests would need to be in Reading PA in a six hour window. Commissioner Fockler suggests that we contract with a local company for testing regularly. He asked Mr. Pumpaly to locate a local company. **Commissioner Wood moved to authorize Mr. Pumpaly to have testing done of our beaches if the cost is in the range of \$50 – \$150, seconded by Commissioner Letts. Approved 3-0.**

**630 Water Street Discussion** – Commissioner Wood A mockup of a lease was presented for the board to look over. We need to have a signed lease sometime soon. We want to have a new lease signed by winter. Mr. Pumpaly talked to Mr. Mahaffey yesterday and Mr. Mahaffey has agreed to look over the lease. He is interested in continuing the lease. A meeting will be set up with a couple of the commissioners and Mr. Mahaffey.

### Town Administrator's Report

#### Old Business

**Repair/Refurbishment Foot Log Bridge Bid Review** – Mr. Pumpaly has received 5 bids from the RFP for the repair of the bridge. The bid from Green Site is for \$16,100. The owner of the company is the one who sold and installed the original bridge. Recreation Resource does quite a bit of work, but Mr. Pumpaly has no knowledge of the company. Mr. Pumpaly expressed concern that the MDE should be contacted for permission for the work. He thinks that we will need their permission and that the prices will significantly increase. Commissioner Fockler stated that we need to have the conversation with the MDE. Mr. Pumpaly will contact Green Site and the MDE.

**Scott Gardens SWP Bid Review** – We have had some interest in the scope of work. We have sent letters to the adjoining neighbors seeking permission to cross their properties with the assurance that any damage would be repaired. Commissioner Fockler and Mr. Pumpaly met with Mr. Hudson about two weeks ago and walked the area. They had also met with Mr. Van Funk of the county and discovered with that discussion that the outside of the pond would need

to be also cleared. At a minimum we need to get the inside cleaned up so that we do not lose the momentum of the residents who have spent a great deal of the summer to accomplish. Mr. Hudson has bid 3200 for the inside cleanup. Commissioner Fockler stated that we pick a contractor but take into consideration the residents. Through Facebook the residents are asking if they are going to be responsible, shouldn't they have a say in the contractor? Commissioner Wood stated that the residents should be responsible for the charges. She does not want to see the work started to go to waste, but feels that the residents should have a say. Commissioner Fockler stated that we have a number of estimates for the cleanup and have estimates for replacement fence parts. If we go with the estimates of parts, our maintenance staff would be the ones to do the install. Commissioner Fockler suggests a meeting on Thursday, September 10<sup>th</sup> @ 6PM by Zoom. A notice will be placed in the Whig announcing this meeting.

**Repainting of Long Point Flag Pole** – We have received only one bid for the painting the flag pole – Easter Shore Enterprises. This was approved at the last meeting. Mr. Pumpaly and Commissioners Fockler and Wood do not think the flagpole needs painting and Commissioner Letts agrees. The consensus was to hold off on the painting in light of current expenses. It could be budgeted for next year. **Commissioner Wood moved to not paint the flagpole at this time, seconded by Commissioner Letts. Approved 3-0.**

### New Business

None

### Period of Public Comment

**Prosper Boudart – Town Meetings**, There is a serious problem with the public hearing and commenting on Town meetings via phone. Suggestion: Use the Fire House Hall; I understand there is a conflict re: the charge of \$400 and a \$150 cleaning fee. I might suggest a compromise of a \$200 charge for use of hall and the town will clean following the meeting; utilizing town employees or volunteers. The number of the public can be limited by a sign-up sheet or someone counting person at the door; i.e. First come, first served.

**Vacant house on the corner of Cather Avenue.** (2<sup>nd</sup> house on right after turn onto Cather Ave. The house and yard are in serious disrepair. The grass is high and there is fence, wood and weeds in the yard. This condition has been around for some time. There are three (3) cars on the parking pad, which haven't moved in 8 or more months (not sure if there are current with licensing). The roof on the porch had been hit by a falling tree and is in need of repair. Keep in mind the home at this time is unoccupied. The Town has dealt with high grass problems in the past; therefore I see no reason why this situation cannot be resolved along with the vehicles. This is one of the reasons why we have contracted with a CODE ENFORCEMENT PERSON! *This issue was passed to the Code Enforcement Officer, the house is being rented and cleaned up.*

**Dan Rubert** would like to know when the trees will be planted at Long Point? *Early next spring, COVID-19 derailed the planting this year.*

**Chad Porter** Why were you more interested in the not lowest bid for the Foot Log Bridge? *The owner of the company is the one who sold it to us and involved in the install. All bids are still in play right now as a decision has not been reached pending communication with the MDE.*

**Commissioner Letts moved to go into Executive Session at 8:58 PM, seconded by Commissioner Wood. Approved 3-0.**

**Executive Session** – Meeting to Adjourn to Closed Session per Sect. 10-508 of the Open Meetings Act to Discuss Personnel Matters Sect, (1) (i, ii)

To facilitate staff leaving during prior to the Executive Session, **Commissioner Letts moved that there being no further business the open meeting would adjourn after the Executive Session, seconded by Commissioner Wood. Approved 3-0.**

Respectfully submitted,

Debbie Myers,  
Town Clerk

Approved 9-22-2020