



Legislative Meeting
Tuesday, July 14, 2026
6:00 PM
Town Commissioners
241 Market Street
Town of Charlestown, MD 21914

CALL TO ORDER

Attendee Name	Organization	Title	Status	Arrived
Renee Capano	Charlestown	President	Present	6:00 PM
Rob Rinehart	Charlestown	Vice President	Present	6:00 PM
Richard Mahan	Charlestown	Treasurer	Present	6:00 PM
Tom Costanzi	Charlestown	Commissioner	Present	6:00 PM
Tracey Moore	Charlestown	Commissioner	Present	6:00 PM
Ken Hamilton	Charlestown	Town Administrator	Present	6:00 PM
Kathy SanDoe	Charlestown	Town Clerk	Present	6:00 PM
Kim Watters	Charlestown	Asst. Town Admin.	Present	6:00 PM

STAFF IN ATTENDANCE: Renee Capano, Robert Rinehart, Richard Mahan, Tom Costanzi, Ken Hamilton, Kathy SanDoe, Kimberly Watters

PUBLIC IN ATTENDANCE: Tammy Hamilton, Darlene McCall, Michael Falk, Wendy Wangsgard, Dennis Dobay, Michelle Kwoka

ZOOM ATTENDEES: Michael Miller

President Capano called the meeting to order at 6:00 PM in Town Hall, 241 Market Street,

PLEDGE OF ALLEGIANCE

Ken Hamilton led the Pledge of Allegiance.

ITEMS PRESENTED BY THE PRESIDENT

- A. No Old Business
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AGENDA

1. Approval of June 23, 2026 minutes
 - a. Approved - Unanimous
 - b. Commissioner Mahan motioned to approve the June 23, 2026 minutes.
 - c. Commissioner Costanzi seconded.
 - d. Approved 5-0: Capano, Rinehart, Mahan, Costanzi, Moore
2. Approval of Accounts Payable.
 - a. Approved - Unanimous
 - b. Commissioner Costanzi motioned to approve the Account Payable of \$163,532.51, with \$142,164.45 general expenses, \$20,945.06 utility expenses and \$423.00 grant reimbursement.
 - c. President Moore seconded the motion.
 - d. Approved 5-0: Capano, Rinehart, Mahan, Costanzi, Moore
3. C-Dock Discussion
 - a. The amount collected is \$66,305.25 which would be a loss of future revenue if it is sold. Expenses for taxes, materials, repairs, new ladders, labor, maintenance and staff is \$11,821.57. This leaves a remaining balance of \$54,479.68. The C-Dock slip rentals are paid in full for the season. C-Dock will require reboarding which will cost at least \$30,000.00 plus labor. Commissioner Mahan noted in time C-Dock will be a money pit for the Town. He said sell C-Dock and invest the funds toward the Town Hall renovation without raising taxes. He thought insurance would not cover the replacement cost of C-Dock. Currently slip leasers carry \$100,000.00 insurance coverage with a rider that lists the Town. Since a survey from a few years ago had 51% in favor of a new Town Hall, it doesn't seem necessary to do another one. Commissioner Rinehart agreed that selling C-Dock gives buying power to do Town Hall. Tax increases would put a burden on the Town 750 residences. Commissioners Rinehart and Costanzi stated that the Town is not a good landlord or business owner, and that C-Dock is a business. It needs yearly inspection. Michael Falk said C-Dock is a valuable property and

should not be sold below the two-year-old appraisal value of \$60,000.00 and that the new owner should pay for an updated appraisal. A possible option would be to make it a lease for 99 years with renewal every 20 years. Darlene McCall shared some of the Town history formed as a fiat Town in 1742. Her opinion is that an active assembly would be needed to sell C-Dock. Commissioner Costanzi suggested checking with the Town lawyer to determine if C-Dock can be sold. Commissioner Moore asked if there was an extended property line on waterfront property attached to Frederick Street. Commissioner Mahan asked for a vote to move forward for legally selling C-Dock.

- b. Approval to legally explore selling C-Dock
- c. Vote: 4 yes, 1 no
- d. Commissioner Mahan motioned to legally explore selling C-Dock
- e. Commissioner Moore seconded the motion to legally explore selling C-Dock
- f. Approved 4-1: Rinehart, Mahan, Costanzi, Moore approved, Capano said no

4. Tasker Lane RFP Award – Ken Hamilton

- a. Three companies have provided proposals: Atlantic Shoreline, Bayland and Kingfisher. Each company would do all the permitting. An emergency repair was done on the exposed sewer line at Tasker Lane last year. The tides have caused the sewer line to be exposed again. After reviewing the proposals Ken Hamilton said Atlantic Shoreline is the best option at \$12,598.00 and for their proposed repair process. This would be \$3,000.00 upon signing the contract, \$12,799.00 at start of work and \$12,799.00 upon completion of the project. Atlantic Shoreline needs a start date within 10 days of signing the contract. This will begin the permitting process. A breakwater and living shoreline will be a permanent fix to protect the sewer line. The cost of the repair will be covered by the Utility Fund.
- b. Approval to accept the proposal from Atlantic Shoreline and sign the contract.
- c. Commissioner Rinehart motioned to accept the proposal from Atlantic Shoreline and sign the contract, following the fee structure.
- d. Commissioner Costanzi seconded the motion.
- e. Approved 4-1: Capano, Rinehart, Costanzi, Moore approved, Mahan abstained

5. VC3

- a. Ken Hamilton said regarding cybersecurity VC3 will cost \$1800.00 per month and has a solve rate within 48 hours. Easy IT will cost \$1,500.00 for an assessment with a 70% first time solve rate. VC3 will take ownership of any problems and protect 100%. VC3 will come to Town Hall to look at all the equipment.
- b. Approved – Unanimous
- c. Commissioner Costanzi motioned to hire VC3 for cybersecurity.
- d. Commissioner Mahan seconded the motion
- e. Approved 5-0: Capano, Rinehart, Mahan, Costanzi, Moore

PUBLIC COMMENT

- 1. Michael Falk asked if there was an Airbnb tax, possibly 1%. President Capano said the State

- is working on a program. He also suggested adding a 1% tax to restaurant.
2. Darlene McCall said that York Building Products had purchased Barbara Payne's property. People of Cecil County, including Charlestown, are protesting York mining five zoned residential properties along Route 7. York's sediment pond is 190 feet from the Town's boundary line.
 3. Renee Capano said Ken Hamilton wrote the \$2 million appropriation bill for the stormwater projects for Red Rum and the outfall at Sandy Beach.
 4. Ken Hamilton mentioned the iWorQ permitting system has gone live.
 5. Ken Hamilton said he and Bobby Straiton have done research on the tennis court repair. They found epoxy in green for about \$1,000.00 per 5-gallon bucket.
 6. Kimberly Watters went to the Water Tower with Ken Hamilton to meet with a company regarding an inspection plan of the pipes, valves, etc. A maintenance plan is needed.
 7. Rob Rinehart said a Water Tower maintenance plan is a priority. He is nervous about piping. The exterior piping is showing corrosion. The humidity inside the Water Tower is too high. The louvers need to be uncovered and fans need to be placed to vent the space and eliminate the accumulation of chlorine gas.
 8. Tom Costanzi noted the tennis court is green and the other court is red. The epoxy is available in both colors for \$900.00 per 5-gallon bucket. Overall things were good for the festival. There were minor parking issues and Fireman's Field was great for parking trucks and boat trailers. Cora did a great job. Many thanks to McGuirk Construction for the light pole. The pylons on the docks need to be capped. Many of the bumpers are damaged and need to be replaced. He is 100% behind Water Tower upkeep and maintenance is paramount. It is less expensive to do maintenance than need major repairs.
 9. Richard Mahan has heard positive comments on the decorative pole lights.
 10. Darlene McCall noted the Town Historic Banner by the church was wrapped around the pole.
 11. Ken Hamilton – Cora got the APG job at DHA. She will continue to work on the weekends for the Town.
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ADJOURN

Motion to adjourn

Approved: Unanimous

Mover: Commissioner Moore

Seconder: Commissioner Costanzi

Approvers: Capano, Rinehart, Mahan, Costanzi, Moore

Meeting moved at 7:39 PM.

Respectfully submitted by Kathy SanDoe, Town Clerk