



Legislative Meeting
Tuesday, July 8, 2025
6:00 PM
Town Commissioners
241 Market Street
Town of Charlestown, MD

CALL TO ORDER

Attendee Name	Organization	Title	Status	Arrived
Renee Capano	Charlestown	President	Present	6:00 PM
Rob Rinehart	Charlestown	Vice President	Present	6:05 PM
Richard Mahan	Charlestown	Treasurer	Present	6:00 PM
Tom Costanzi	Charlestown	Commissioner	Present	6:00 PM
Jackie Akers	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, Rob Rinehart, Richard Mahan, Tom Costanzi, Jackie Akers, Ken Hamilton, Kathy SanDoe, Kim Watters

PUBLIC IN ATTENDANCE: Dan Rubert, Jane Bellmeyer, Erica Berge

ZOOM ATTENDEES: Tammy Hamilton, Kim ?, Sasha ?, Dennis Dobay

President Capano called the meeting to order at 6:00 PM in Town Hall, 241 Market Street, Charlestown, MD 21914.

President Capano introduced Kim Watters, the new Assistant Town Administrator. She is to work to update the employee handbook and procedures.

PLEDGE OF ALLEGIANCE

Kim Watters led the Pledge of Allegiance.

ITEMS PRESENTED BY THE PRESIDENT

A. Tasker Lane Note

President Capano stated the Town Attorney said a Commissioner cannot be a part of a meeting if anything questionable pertains to their property. The Commissioner cannot have a separate meeting with a Town contractor due to perception.

AGENDA

1. Approval of June 10, 2025 Minutes.
 - a. Commissioner Mahan motioned to approve the minutes.
 - b. Commissioner Costanzi seconded.
 - c. Approved 5-0: Capano, Rinehart, Mahan, Costanzi, Akers
2. Approval of Accounts Payable.
 - a. Approved Unanimous
 - b. Commissioner Costanzi motioned to approve the Account Payable of \$113,366.27 with \$8,030.75 grant reimbursement.
 - c. Commissioner Akers seconded the motion.
 - d. Approved 5-0: Capano, Rinehart, Mahan, Costanzi, Akers
3. Water Audit – Mr. Hamilton. Reports from MDE and Dewberry noted the previous AECOM report did not provide good information. After reading, the reports can be discussed at the working meeting. The question was raised regarding the viability of Well #3. Is it worth saving? Does the Town have a backup pump? Should the well pumps be upgraded? The well permits are due to renew in 2027.
4. Scott Gardens Phase 2 would provide affordable housing with single story senior housing clustered in the center and single-family homes on the outer edge. Lots would be smaller and there would be fewer trees cut. There is a potential for grants. Talks continue with the developer, MDE, etc.

5. Tasker Lane Vote – In addition to what has been spent, it will take \$189,000 for engineering, up to \$500,000. Further work may involve hiring a landscaper and revetment company. Any marine contractors would have to be on the MDE approved list. No vote taken.
6. Stormwater Update – Water is going where it is supposed to go since many of the storm drains have been cleaned out. The Calvert Street Beach is in the Coastal Plain outfall. This involves MS4 permitting.
7. C-Dock Information – Ken Hamilton – C-Dock income is \$65,584.12. Transient Overnight Slips are \$100.00 per night. Net for both C-Dock and Town Pier is \$87,964.58. Town Pier needs a sign for Slip Holders Only and C-Dock signs to advertise Transient Overnight Slips. Prepare advertisement for 2026 C-Dock slips. Some funds should be used on Town Pier per grant.
8. It was suggested that Settlemyre Lawn Service be asked to provide all grass cutting in the Town next season, which will allow the maintenance crew more time for their duties. Park Rangers have weeded and mulched Foot Log.
9. Ecotone does environmental restoration and can apply pesticides in environmentally sensitive areas. They can also take care of the weeds in the revetment areas.

PUBLIC COMMENT

1. President Capano – The senior group home on N. Ogle St. is planning a fishing event this weekend. Please be sure the restroom in the Avalon building is accessible for their use. The ramp will be completed by the weekend.
2. The Avalon building has been cleaned out. The deck is being repaired. Once repaired the building could be rented for events and can hold up to 40 people.
3. Solar Simplified – Kim and Sasha – Perryville, Herlock and Denton have already signed up with Solar Simplified. Information is to be forwarded to Ken Hamilton.
4. Commissioner Rinehart said thank you for getting the flag up before July 4th.
5. President Capano noted there were three times the number of people for fireworks. Next year more trash cans and port-a-pots should be provided and lined lines in Avalon Lot B will help with parking. The park rangers were very helpful with cleanup. Next year, 5th Company Brewing wants to hold a blues festival at Avalon.
6. President Capano, Commissioners Costanzi and Mahan and Ken Hamilton spoke of highlights from the 2025 MML Summer Conference in Ocean City.
7. Dan Rubert suggested roping off the Veteran's Park swimming area to keep the area safe and keep jet skis off the beach. MDE would need to approve the ropes. He also noted tar and cones would preserve pilings.
8. Erica Berge from Port Deposit is running for House of Delegates 35B. She said local voices shape local decisions.

9. Jane Bellmeyer may write an article about the flagpole. It is 94 feet tall with a 15 ft X 25 ft flag.
10. The SCATA Tower, water report and property management inspections report will be discussed at the working meeting.
11. President Capano thanked Ken Hamilton and Kathy SanDoe for keeping things afloat during the transition. Residents are heard and things are getting done.

ADJOURN

Motion to Adjourn

Approved: Unanimous

Mover: Commissioner Akers

Seconder: Commissioner Rinehart

Approvers: Capano, Rinehart, Mahan, Costanzi, Akers

Meeting adjourned at 7:58 PM.

Respectfully submitted by Kathy SanDoe, Town Clerk