

**TOWN COMMISSIONER'S MEETING**  
**CHARLESTOWN, MARYLAND**  
**May 8, 2018**

The Town Meeting was called to order by Vice President, Lou Wood at 7:00 pm. Commissioners present were Karl Fockler, Patricia Clements, Jeff Fields, and Lou Wood. Also present was Wib Pumpaly, Town Administrator. Commissioner Joe Letts was excused.

**Pledge of Allegiance** was led by Commissioner Jeff Fields

**Approval of the Minutes of April 24, 2018** Commissioner Clements moved to accept the minutes, seconded by Commissioner Fields. Approved 4-0.

**Accounts Payable Review May 8, 2018**—Accounts payable in the amount of \$72,632.82 was presented. Commissioner Fockler moved to accept, seconded by Commissioner Fields. Commissioner Fields asked about the costs for the C Dock repairs. He feels that Mr. Metz should not be liable for these costs because it was not properly winterized. Approved 4-0.

**Miller Environmental March 2018 Report** Josh Griffith Mr. Griffith was present and presented the following report: A total of 2,335,000 gallons was produced for the month, with an average daily production of 78,000. No coliform samples tested positive. Weekly housekeeping and monthly maintenance was performed. Four Miss Utilities were completed. Four leak checks resulted in no leaks found and one leak check resulted in discovery of a leak. Commissioner Clements asked why such a difference between the years? We had the tower shut down at several times for chemical line repairs.

**Cecil Co. Sheriff's Report** The schedule for May was presented. We have three time slots that are not covered for the month of May. We have bicycle riders using a path that is a private right of way down to a creek. Commissioner Wood will be looking into the situation tomorrow. Commissioner Wood has seen patrols around town a little more and we seem to be having more coverage. Commissioner Wood asked if Commissioner Fockler had any more information on the Youth Panel? Commissioner Fockler expects to make a motion when the full board is in attendance. Commissioner Wood had contacted Chief Hamilton of North East who expressed interest in being involved with us here at least to get us started when the time comes.

**Maintenance Issues** – Commissioner Fields passed out some information about the water tower operation. He asked Josh Griffith of Miller Environmental to explain the concerns of the operation of the plant. He enumerated times when there were issues with the maintenance staff from as recent as May 6<sup>th</sup> back to October 19<sup>th</sup> 2017. One issue is that it seems the town maintenance staff is operating chemical lines and the tower feed lines, which is illegal and this was communicated to the town. There is also an issue with the maintenance staff being disrespectful to the water operator. Another issue was that the aviation light was out. It took up to 5 weeks to replace the lighting. The soda ash line was repaired incorrectly by maintenance staff or outside contractors. This caused a drop in the ph level from 7.2 to 6.9. Anyone who operates without a license is operating against the MDE permit. A request was made to have break away fittings and flow indicators installed on the pump which to date has not been done. Mr. John Troutman, operations manager for Miller has met with Mr. Pumpaly to address these issues. He further stated that if a certified operator does not sign off on anyone performing any tasks it is in violation of the MDE license requirements. He himself cannot operate anything in Charlestown at this point without Mr. Griffith's sign off as Mr. Troutman has not had his license transferred to Maryland as of yet as he has just recently taken over as this territory's operations manager. The

stainless steel fittings which were used to replace old fittings are ¾ inch and would probably lose about 400,000 if they begin to leak. Stainless steel is not recommended as it interacts with chlorine and water to make a very corrosive combination with stainless steel. They are relying on the telemetry to let them know if the fittings break. Commissioner Wood asked why there was a stainless steel fitting on the lines? Miller was not consulted prior to this current changeout. Commissioner Fields is requesting an Executive Session when Commissioner Letts returns. By consensus this was agreed to. Miller will oversee the change out from stainless steel to plastic. Commissioner Fockler suggested that Mr. Griffith place on the task list any issues that are on concern and they will do so going forward. Mr. Griffith asked to have some equipment for emergency repairs placed in the tower to have access to such. The parts will be made available to Mr. Griffith in the tower. In instances of emergency repairs Miller Environmental welcomes the assistance of the maintenance department. Mr. Pumpaly took exception to the “fairy tale” he has been listening and would like a copy of the bullet points so that he can respond. Mr. Pumpaly was asked who was used to do the repairs the answer was Freese Plumbing. Mr. Pumpaly was asked to look into contacting the plumbing companies to see if they can replace the stainless steel to pvc fittings which is the recommended.

**FY19 Budget Review/Motion to Accept** Commissioner Wood asked to table this to the next meeting. Commissioner Fields asked to see the employee evaluations. The proposed increases are probably a straight cost of living raise. Commissioner Fields asked Mrs. Myers if she had an evaluation, the answer was no. Commissioner Fockler suggested that we have a work session to evaluate the budget before June 1<sup>st</sup> when the budget has to approved. An evening meeting will be arranged when Mr. Trionfo is available to answer questions.

**Soil Compaction in Phase IIB Cool Springs Development** Mr. Lambdin, the developer of Cool Springs, has agreed to the 92 to 95% soil compaction which is the industry standard, so no variance is needed.

**Meeting of Town Commissioners – Charter Sect. 25-304** Commissioner Wood referred to the Charter and as stated in Section 25-304 of the Charter, Commissioners need only one meeting a month. Commissioner Wood is recommending that the Commissioners have one meeting a month and reserve the second meeting as a work session or for special issues. Commissioner Fockler needs to think about it.

### **Town Administrators Report**

**Wellwood Restaurant to Extend Road Surface on Frederick Street** The Wellwood Restaurant would like to extend the pavement along Frederick Street near the Wellwood receiving area enabling cars to get by delivery trucks. Since this essentially widens the street and the property is owned by the town, previous requests have been passed on by Planning and Zoning to the Commissioners for approval. This has been done in several areas in town approved by the Commissioners. The storm water issue will be taken care of by the contractor. The street then would be maintained by the Town. Commissioner Fields feels this is a safety issue and will make the area safer. Mr. Metz stated that the water issue that is existing will be addressed professionally with a crusher run and a swale. McGuirk Construction will do the work. Commissioner Fields moved to accept, seconded by Commissioner Wood. Approved 3-0 with one abstention.

**Wellwood Restaurant Ice Cream Stand at Entrance to C Dock** – The Wellwood would like to install an ice cream stand at the entrance to C Dock and needs Commissioner approval per the lease agreement. Commissioner Clements asked about parking? Mr. Metz stated that they have never had over full parking as many of the slips are used by transients and not slip holders. He feels that most of the traffic will be walkers. He plans to be open on weekends probably closed by 8PM and at least not during the week to start. Daily maintenance of bathroom and trash is done by Wellwood. If trash becomes a problem the trash could be taken

to the Wellwood. The plans are to sell ice cream and water ice only, it will not become a satellite of the Wellwood. The Commissioner approval would send this issue through the regular Planning and Zoning and Health Department permitting channels. Commissioner Wood asked about the trees are you busting up concrete? No trees would be in containers. Why not on the Wellwood property? He wanted it to be out of the way from the restaurant traffic to keep that separate from the busyness of the Wellwood Parking lot on weekends. Commissioner Fields moved to approve the use for an ice cream stand, seconded by Commissioner Clements. Approved 3-0 with one abstention.

**Section 175-21, Section E (2) (Historic District) – Inform owners of building permits** Prior to issuing a certificate of appropriateness owners of property who might be materially affected must be informed of the work. The Chair of the Historic District has asked the Code Enforcement Officer to begin sending letters to such neighbors as might be affected. This costs about 7.00 in postage to mail and the entire cost is about 71.00 per building permit with staff time. We charge \$20.00 or \$50.00 per building permit. In 2018 this additional staff work would have cost the town \$700.00 to date. What can we do? Perhaps the Historic District Commission could send out the letters at the Town's expense saving staff time expense? My Pumpaly feels that building permits in the Historic District should be raised to \$75.00 and \$100.00 respectively, leaving the fees the same outside of the Historic District. Commissioner Fockler sees the benefit of the hard notice and he is not necessarily opposed to raising the fees. He thinks that we hold those homeowners in the Historic District to a higher standard. Commissioner Wood suggested that we look at this to come from the budget. Commissioner Clements asked why now? Before we have not sent these letters. It seems that the person who was chairing before overlooked this and that the new chair has noticed and has advised that this needs to be followed. Would this change the ability of the owner to get a permit? It does not change our process, it would give neighbors a chance to voice opposition to the Historic District before their approval. Tabled for more information and discussion at the budget workshop.

**Replacement of Water Meter Crocks and Extensions** Periodically water meter crocks and extensions become damaged and the overall cost is around \$187.00. Does the town want to continue to handle the cost of such repairs? Commissioner Fockler stated that we are responsible from the street to the crock and the owner from the crock to the house is the residents. Commissioner Fockler feels that unless we can prove negligence it seems that we would be responsible for the crock. We provide a meter at construction and when the meter fails. The Commissioners will discuss at the budget meeting.

Jeannette Armour requested that the town look into placing a sign at the Stone Pier. She presented a picture that might be used. She estimates a cost of around \$1,000.00. General Taylor from APG would like to take a tour of Charlestown ending up at the Wellwood. It would be a walking tour. Ms. Armour has many pictures of old buildings in town which could be shown on the tour. Ms. Armour has dates from the General. Commissioner Fockler suggested June 5th at 3PM. The consensus was this date and time. Mr. Metz volunteered to host the dinner at the Wellwood and to volunteer his bus.

Salute to Cecil County Veterans. Dr. Gell asked for a donation of \$1000.00 to support the salute to Veterans. The money can be found. Commissioner Fockler moved to contribute \$1000.00 seconded by Commissioner Fields. Approved 4-0.

Commissioner Clements updated on River Sweep. 3.26 tons of debris were taken to the landfill with a savings of \$103.64 in tipping fees to the town with our participation with the River Sweep Organization. We had over 30 volunteers. Special thanks to Dan Rubert.

## **Period of Public Comment**

**Larry Metz** – Commissioners have a boat tax but we do not have trailer tax. Why not? You have land that you cut week after week and do nothing with it. Sell some of it. A beach tax for swimmers is another way the town might make money. You need to go after some of the properties in town where we have drug traffic. We need to give the Code Enforcement Officer some teeth. We have a property in town where the owner OD and died and another OD happened the next week.

There being no further business a motion was made to adjourn by Commissioner Fockler at 8:54 PM, seconded by Commissioner Fields. Approved 4-0.

*Respectfully submitted by: Debbie Myers, Town Clerk I*

Approved 5-22-2018