

**TOWN COMMISSIONER'S MEETING  
CHARLESTOWN, MARYLAND**

**MAY 10, 2022**

**6:00 PM**

**Town Hall, 241 Market Street and via Zoom**

**In attendance:** Karl Fockler, Renee Capano, Jeff Fields, Bryan Lightner, Mary Culver, Kathy SanDoe

Public: Dennis Taylor, Kevin Pampuch (AECOM)

Via Zoom: Curtis Elmer, Lou Wood, Mike Kalinsky, Ursula Boudart, Pauline Bryant, Robyn Rowe, Steve Trogler, David Wood

President Fockler called the meeting to order at 6:01pm.

The Pledge of Allegiance was led by Mr. Dennis Taylor.

The minutes from April 26, 2022 needed a wording correction. Commissioner Capano moved to approve the minutes with the correction. Commissioner Wood seconded. Approved 5-0.

Commissioner Capano motioned to approve the Accounts Payable of \$58,025.95. Commissioner Fields seconded. Approved 5-0.

**Miller Environmental – April Report: Mr. Lightner** discussed the water usage for the Town. It was discussed that Well #1 should be used more, so Mr. Lightner and the Town Engineer will discuss with Miller to see how it could be alternated more with Well #2.

**Cecil County Sheriff's Report – Sgt. Kalinsky:** Current deputy coverage is midnight to 2:00am Friday through Sunday, with a Corporal and Sgt. Kalinsky covering the Town during the week. Two-hour shifts have been implemented to give better coverage.

President Fockler said the notes from the deputies show various traffic stops and asked that focus be on watching the stop signs throughout Town.

Commissioner Wood stated there is a problem with speeding and buses running stop signs in Cool Springs and asked for an increased presence there to finish the school year.

**Maintenance Report - Commissioner Elmer:** The various repairs and maintenance items were discussed. A suggestion was made to install a 15 MPH sign on Market Street near Town Hall since the speed hump has been removed. On Arbor Day, April 29<sup>th</sup>, 100 trees were planted at Avalon Park/Lot B by fifth graders from the Elementary school.

President Fockler suggested that trash cans be emptied daily over Memorial Day weekend.

## **Old Business**

**Water Pressure Report – AECOM – Kevin Pampuch:** Three homes were checked for water pressure at the hose bibs, and all of which, were within the acceptable 40 – 80 PSI range. Pressure was also checked at nearby fire hydrants. The County enforces building and plumbing codes which requires pressure reducing valves as a default. This may inadvertently reduce water pressure within some of the homes. The Town Engineer recommends for those property owners who feel they have low water pressure, to hire a licensed plumber, apply for a County plumbing permit, and remove the pressure reducing valve, in order to increase water pressure. President Fockler reiterated that the homes were built in accordance with Town and County codes and that the water pressure from the Town is within an acceptable range.

**AECOM Agreement – Bryan Lightner:** There are four tasks as part of the agreement which have been in place since 2018. A new agreement is being considered.

1. Help prepare RFP to repair dredge placement facility, and this work has been completed.
2. Investigate water pressure complaints, grading for on-lot inspections, other miscellaneous tasks, as needed.
3. On-lot grading inspections in Cool Springs.
4. Stormwater management plan review.

AECOM has had a long-standing relationship with Charlestown and can cover a variety of general engineering issues. Mr. Lightner has received price quotes from McCrone and Pelsa for their standard hourly rates. They can provide some of the services as AECOM, but not all. They could also possibly be used for some of our storm water management design needs.

Commissioner Capano motioned to table the agreement to allow time to read the agreement thoroughly. Commissioner Fields seconded. Approved 5-0.

**Noise Ordinance Amendment – President Fockler** stated that sound ordinances are controversial. The current Town ordinance mentions noise that is loud and unseemly. It needs to be more specific and also include exceptions. The Town does not want to be the “Sound Police”. Commissioner Capano noted there is a public hearing with the Cecil County Council on Tuesday, May 17, 2022 from 7:00 to 9:00 PM at 200 Chesapeake Boulevard, Elkton, MD 21921 regarding the County’s noise ordinance. While sound level devices can be purchased cheaply, they would not be acceptable for noise analysis in the Courts, as correct measurement is required. There should be exceptions in a noise ordinance for things such as HVAC, agricultural equipment, motor vehicles, lawn mowers, etc. State regulations have residential areas 7:00 AM to 10:00 PM at 65 decibels and 10:00 PM to 7:00 AM at 55 decibels Sunday through Thursday. The same residential levels are from 7:00 AM to 11:00 PM Friday and Saturday. The industrial noise level is set at 70 decibels. President Fockler asks that we be respectful of our neighbors. Any unresolved noise issue can only be enforced with a reading done by a certified person having the proper equipment. He suggested the amendment be tabled one more time and be finalized at the next commissioner’s meeting.

**Street repaving remaining projects – Bryan Lightner:** On Revelation Road, two storm water inlet grates have been replaced. Paving will extend from the speed hump 150 feet toward Charity Court and 30 feet the opposite direction from the speed hump. Total cost of the project is \$12,542.00. Louisa Lane Extension will be paved over the existing stone 1,000 feet from Cool Springs Road by 10 feet wide. Three projects are on the list with hopes to do one project a month. Notification will be online for Town residents. Some of the repaving funds allocated for this past year, could instead be used for stormwater and drainage system projects. Mr. McGuirk can assist by providing cost estimates for installing swales and replacing culvert pipes in some high priority areas. Mr. Lightner noted that some of the covid relief money could be used for these stormwater projects as well.

1. Market Street, near Water Street – needs a swale.
2. Water Street, at Market Street – remove high point and install 10 feet of riprap to get water down to the culverts.
3. On the south side of Frederick Street – replace driveway culverts, remove riprap, and reuse elsewhere, re-establish swale under bridge, and unclog the pipe at Calvert Street and Frederick Street.

Commissioner Capano suggested other stormwater projects could be done along Ogle and Cecil Streets. She also stated that storm water issues must be addressed and that additional funds be diverted there.

Commissioner Capano motioned that the paving projects on Revelation Street and Louisa Lane Extension be completed and that Mr. Lightner bring more storm water management projects for consideration to the next Commissioner’s meeting. The motion was seconded by Commissioner Fields. Approved 5-0.

**Concrete Plant at 499 Mountain Hill Road – Commissioner Capano:** Stancil’s withdrew the plans for an asphalt plant, but still wish to build a concrete crushing plant. The new plant will grind old asphalt, brick, concrete etc. to make a sand mixture. Commissioner Capano attended the hearing on May 4th and read a letter signed by President Fockler and Commissioner Capano in opposition to the proposed asphalt plant. Concerns were raised at the meeting about the increased truck traffic and the silica dust, which would be like white pollen that would spread for miles, air pollution, and the impact on Principio Creek and the bird sanctuary. The Greater Perryville group has hired an attorney to represent them in opposition to the proposal. This intensity of industrialization so close to Charlestown will impact Town residents’ health. For the first time in three decades, Charlestown meets air quality standards. Comments will be accepted until July 19, 2022 for and against the construction of a concrete crushing facility.

**Cecil Bank CD – Commissioner Capano:** The CD was dormant. Commissioner Capano signed paperwork to activate the CD to avoid fees. By May 16<sup>th</sup> the CD needs to be moved or will roll over at Cecil Bank. She suggested moving the CD to PNC Bank and using the money for a memorial fund for the cemetery to be used for maintenance. The CD balance is currently \$14,372.88. President Fockler suggested shopping around for the highest CD interest rate.

Commissioner Capano motioned to shop around for the highest CD interest rate and move the funds before May 16<sup>th</sup>. Commissioner Fields seconded. Approved 5-0.

**Scott Gardens Detention Basin – President Fockler:** Price estimates are needed to cut down the woody vegetation, cut the grass, and replace the fence.

### **New Business**

**2022 Event Ideas – Mary Culver:** Several suggestions were presented, some previously done and some done by other towns, that will be included in a survey to determine the desires of Town residents. Volunteers will be needed for the events. Some of the ideas include:

Teddy Bear Picnic

Drive-In Movie Night

Historic Walking Tour

National Night Out

Ice Cream Social

Food Truck Festival

Riverfest

Craft Show

Market Fair / Colonial Fair

Trunk or Treat – combined with Halloween Parade

Pet-ober – combine with the Halloween Parade

Golf Cart Decorating

Christmas Tree Lighting / Make Ornaments

Commissioner Wood suggested sending home a schedule of events with the children prior to the end of the school year. We should plan now and advertise.

Commissioner Capano motioned to put out a survey. Commissioner Wood seconded. The motion was approved 5-0.

**Golf Cart Purchase – Commissioner Elmer:** The golf cart proposed for purchase is a 2020 Journeyman 2+2. It is multi-purpose and has a 40-mile charge. It is street legal and will be registered, tagged, and insured. It will primarily be used by the Park Ranger, while patrolling the parks and beaches on the weekends. Mr. Lightner will forward an email from Mr. Hornberger regarding a golf cart ordinance for the Town. This will be on the agenda for the next Commissioner's meeting.

Commissioner Wood motioned to approve the purchase of the 2020 Journeyman 2+2 golf cart. Commissioner Capano seconded. Approved 5-0.

There was discussion about the hiring of Josh Barnett, a Park Ranger. He will work 15 – 20 hours per weekend throughout the summer.

Commissioner Capano submitted our Harassment Policy to LGIT. She has also written a draft of the first chapter of the Employee Handbook and is working on the second chapter. Current protected classes, diversity inclusion, ADA compliance, equity, and the EEO website, will all be included in the updates.

President Fockler and Mr. Lightner met with staff from DNR, and Mike Walsh from the Fire Company, to discuss adding a boat ramp and the necessary dredging at Avalon Park. Conceptual plans will be drawn up, using the old ramp location near Lot B. Part of the discussion was to determine where the dredge spoils could be reused. Once acceptable plans are drawn up, grant funding will be applied to design it.

### **Public Comment**

David Wood would like to have the beacon light on the water tower corrected to be flashing red at night only. Currently, a photocell is malfunctioning, causing the white light to be on at night. Part of the current challenge is due to an osprey nest on top of the water tower. Mr. Lightner said Critter Control had been contacted to see if the osprey nest can be relocated. The nest needs to be moved before any photo cell work can be done.

Pauline Bryant said thank you for the picnic tables placed at Sandy Beach. She thanked Commissioner Fields for an electrician. She agreed the golf cart would benefit the Park Ranger.

Ursula Boudart suggested homemade boat races as an event. She brought up Air B&B's paying a hotel tax and wants Town guidance. She asked the duties of the Park Ranger and noted laws should be followed regarding the golf cart. There are still stormwater runoff issues to be considered along Baltimore Street when stabilizing the sewer line at Foot Log Park. Part of the problem on Baltimore Street is the high crown on the road.

Trey Giraldi said the new trees planted in Avalon/Lot B are nice but was concerned they may be a maintenance issue for Settlemyre with the lawn mowing. Mr. Lightner stated he had been in touch with Settlemyre before planting the trees and that they were okay with them. Trey mentioned the detention basin at Scott Gardens was last cleaned out two years ago and recommended a twice-yearly mowing contract once the basin has been cleaned out. He suggested Winterfest as an event. Trey disagrees with taxing Air B&B's in Town as they are not occupied 365 days and the Town resources are not being utilized the same as a full time family home.

Commissioner Capano motioned to adjourn to an emergency executive meeting at 8:40 PM. Commissioner Fields seconded. The motion was approved 5-0.

Respectfully submitted,

Kathy SanDoe  
Town Clerk