



CORPORATION OF HARPERS FERRY

Town Council

DRAFT MINUTES

Regular Meeting

Monday, 8 June 2026

7:00 p.m.

Town Hall • 1000 Washington Street, 2nd Floor, Harpers Ferry, West Virginia 25425

The meeting was called to order at 7:00 p.m. by Mayor Vaughn, followed by a recitation of the Pledge of Allegiance.

Member	Title	Status
Greg Vaughn	Mayor	Present
Kevin Carden	Recorder	Present
Chris Craig	Councilmember	Absent
Greg “Storm” DiCostanzo	Councilmember	Present
Jesse Z. Melton	Councilmember	Present
Christian Pechuekonis	Councilmember	Present
David Simmons	Councilmember	Present

The agenda was approved as modified.

There were no public comments.

1. Mayor’s announcements.

Mayor Vaughn announced the recent death of former Recorder and Town Council member Betsy Bainbridge.

2. Recorder’s comments and updates.

None.

3. Community announcements.

a. Hill Top Hotel.

Laurel Ziemianski said there has been a big financial push lately to hopefully allow the hotel rebuilding project to move forward. She also spoke about a request to beautify the temporary public entrance to the hotel property. She said the state permit does not really allow much in the way of beautification, but they are going to

put down some pea gravel and erect a rendering of the Hill Top Hotel rebuilding project.

b. National Park Service.

Superintendent Tonya Gossett said the first phase of a grass rehabilitation project at Nash Farm has begun with the spraying of herbicides. There will be one or two more sprayings this year, with a one or two day temporary site closure after each spraying. The Mather Training Center has been reorganized within the Department of the Interior. As a result, Anthony Hall (the administration building) will now be under the management of the Harpers Ferry National Historical Park. New uses for the building are currently being considered, as well as for Cook Hall. Topographical and geological work will take place around train station parking lot which may require some temporary closures. Some work has also begun in and around some of the Park buildings in the Lower Town. The temporary staircase at the Byron Bridge is scheduled to be removed in early July. Finally, the US Senate recently passed legislation transferring jurisdiction over federal lands at Schoolhouse Ridge from the National Park Service to Customs and Border Protection.

c. Other.

Christian Pechuekonis thanked the Park for allowing the Town to hold its annual Music on the Ridge event at the Storer College Campus. He also mentioned a Black History Month tour, for which a bus came from Charlottesville, Virginia, including that city's mayor.

4. Approval of minutes.

a. Regular Council meeting: 13 April 2026; 11 May 2026.

The 11 May 2026 minutes were approved as received. The 13 April 2026 minutes were not available at this time.

b. Special Council meeting: 27 February 2026.

The 27 February 2026 minutes were not available at this time.

5. Town reports.

a. Tree Commission.

i. Discussion and action regarding the 2026 tree work plan.

Zachary Morse said

Motion	Motion to approve the 2026 tree work plan as submitted.
Motion by	Storm DiCostanzo

Second	Christian Pechuekonis
YES	6
NO	0
Result	MOTION APPROVED

b. Parks and Recreation Commission.

i. General report.

Zach Morse reported on the recent Music on the Ridge event on the Storer College lawn, for which he thanked the National Park Service for allowing the Town to use that space. About 100 people had gathered just before weather got bad, and many or most of them came back after the thunderstorm passed. A series of concerts will be held this summer.

c. Police Commission.

i. Discussion and action regarding appointments to the Police Commission.

The Town Council must appoint members and standardize the terms of service for the Police Civil Service Commission.

The following applicant was nominated for appointment to Police Commission Seat 1 to serve a two-year term:

Applicant
Wayne Bishop

Nominated by
Jesse Melton

Action	Appointment of Wayne Bishop to the Police Commission, Seat 1.
YES	Carden, DiCostanzo, Melton, Pechuekonis, Simmons, Vaughn
NO	<i>none</i>
Result	Wayne Bishop appointed to the Police Commission, with term expiring 30 June 2028.

The following applicant was nominated for appointment to Police Commission Seat 2 to serve a three-year term:

Applicant
Michael Zeleke

Nominated by
Jesse Melton

Action	Appointment of Michael Zeleke to the Police Commission, Seat 2.
YES	Carden, DiCostanzo, Melton, Pechuekonis, Simmons, Vaughn
NO	<i>none</i>

Result	Michael Zeleke appointed to the Police Commission, with term expiring 30 June 2029.
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The following applicant was nominated for appointment to Police Commission Seat 3 to serve as the Mayor's representative:

Applicant
Sharon Spriggs

Nominated by
Storm DiCostanzo

Action	Appointment of Sharon Spriggs to the Police Commission, Seat 3.
YES	Carden, DiCostanzo, Melton, Pechuekonis, Simmons, Vaughn
NO	<i>none</i>
Result	Sharon Spriggs appointed as the Mayor's representative to the Police Commission, with term expiring 30 June 2030.

d. Water Commission.

i. General report from the Public Works Administrator.

Steve Paradis said the water loss rate for last month was just over 33%, the lowest it has been for a long time. The water meter replacement project is currently ongoing. A major pipe project across US 340 was completed. A demonstration with Friendship Fire Company was conducted on hooking up trucks to fire hydrants.

ii. Water Commission report.

None.

iii. Discussion and action regarding Water Works replacement vehicle.

This item was discussed at 5.g.iv.

e. Treasurer's reports and approvals.

i. Review and approval of financial reports: April 2026.

Motion	Motion to approve the April 2026 financial reports.
Motion by	Storm DiCostanzo
Second	Jesse Melton
YES	6
NO	0
Result	MOTION APPROVED

ii. Approval of invoices and purchases.

Motion	Motion to approve the invoices and purchases as submitted.
Motion by	Storm DiCostanzo
Second	Jesse Melton
YES	6
NO	0
Result	MOTION APPROVED

f. Budget and Finance Committee.

i. Discussion and action regarding FY 2026 General Fund Budget Revision 7.

Motion	Motion to approve FY 2026 General Fund Budget Revision 7 as submitted. (ROLL CALL VOTE)
Motion by	Storm DiCostanzo
Second	Jesse Melton
YES	Carden, DiCostanzo, Melton, Pechuekonis, Simmons, Vaughn
NO	<i>none</i>
Result	MOTION APPROVED UNANIMOUSLY

ii. Discussion and action regarding Distribution System Phase I (WDA Grant) Resolution #18.

Motion	Motion to approve Distribution System Phase I (WDA Grant) Resolution #18 as submitted.
Motion by	Storm DiCostanzo
Second	David Simmons
YES	6
NO	0
Result	MOTION APPROVED

iii. Discussion and action regarding FY 2024 CDS Distribution System Phase II – Water Meters and approval of Resolution #2.

Motion	Motion to approve FY 2024 CDS Distribution System Phase II – Water Meters and approval of Resolution #2 as submitted.
Motion by	Storm DiCostanzo
Second	Christian Pechuekonis
YES	6
NO	0
Result	MOTION APPROVED

iv. Discussion and action regarding updated FY 2026 CDS Distribution System Phase III.

Deb Kelly said a meeting with the EPA was conducted, and we are currently waiting on finalized drawings from GD&F.

v. Discussion and action regarding maintenance of mains contracting.

Motion	Motion to pay up to \$2,500 to Greenridge for a bond related to on-call services for the Town.
Motion by	Storm DiCostanzo
Second	Jesse Melton
YES	6
NO	0
Result	MOTION APPROVED

vi. Discussion and action regarding Water Works vehicle.

Motion	Motion that Harpers Ferry Water Works pursue and secure a Ford Maverick XL for its operations, through a structured lease.
Motion by	Storm DiCostanzo
Second	Christian Pechuekonis
YES	6
NO	0
Result	MOTION APPROVED

vii. Discussion and action regarding spending approvals for Town Hall: HVAC repair, filing cabinet.

Motion	Motion to pay up to \$1,551.51 to Shenandoah Air Conditioning and Heating for HVAC repair at Town Hall from Line 440 Building Maintenance.
Motion by	Storm DiCostanzo
Second	Christian Pechuekonis
YES	6
NO	0
Result	MOTION APPROVED

Motion	Motion to spend up to \$2,200 for fire-resistant cabinets for Town Hall from Line 341 Materials and Supplies.
Motion by	Storm DiCostanzo
Second	David Simmons
YES	6
NO	0
Result	MOTION APPROVED

viii. Discussion and action regarding spending approvals: Flip Flop Kickoff, 4th of July event, 2026 Summer Concert Series, Zachary Taylor step repair.

Motion	Motion to pay \$452.70 to the Flip-Flop Kickoff from Line 402 Economic Development.
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Motion by	Storm DiCostanzo
Second	Jesse Melton
YES	6
NO	0
Result	MOTION APPROVED

Motion	Motion to pay \$300 to the brass band and up to \$350 for tent rental out of Line 906 Arts & Humanities for the 4th of July event.
Motion by	Storm DiCostanzo
Second	Christian Pechuekonis
YES	6
NO	0
Result	MOTION APPROVED

Motion	Motion to spend up to \$2,000 for the 2026 Summer Concert Series out of Line 906 Arts & Humanities.
Motion by	Storm DiCostanzo
Second	Jesse Melton
YES	6
NO	0
Result	MOTION APPROVED

Motion	Motion to pay up to \$2,500 to repair the steps at Zachary Taylor and Washington streets, upon written confirmation designating that this repair will be like-for-like, will include like-for-like repair of the adjacent sidewalk segment, and that the bid must be signed and dated by the contractor.
Motion by	Storm DiCostanzo
Second	Jesse Melton
YES	6
NO	0
Result	MOTION APPROVED

ix. Discussion and action regarding Town website.

Jesse Melton said that work is ongoing with the website designer. A site map will be completed soon.

g. Ordinance Review Committee.

i. Ordinance Review Committee report.

Kevin Carden reported that the Ordinance Review Committee has not met this month but will meet when Chris Craig returns from a trip he is currently on.

ii. Discussion and action regarding second and final reading of Ordinance 2026-01 Business District, amending permitted uses.

Motion	Motion to approve second and final reading of Ordinance 2026-01 Business District, amending permitted uses.
Motion by	Jesse Melton
Second	Christian Pechuekonis
YES	5
NO	1
Result	MOTION APPROVED

iii. Discussion and action regarding second and final reading of Ordinance 2026-03 Public Use and Conservation, creating the new Public Use and Conservation zoning category and allowed uses.

Motion	Motion to approve second and final reading of Ordinance 2026-03 Public Use and Conservation, creating the new Public Use and Conservation zoning category and allowed uses.
Motion by	Jesse Melton
Second	David Simmons
YES	6
NO	0
Result	MOTION APPROVED

h. Internal Office Operations Committee.

i. General report.

David Simmons reported that the Internal Office Operations Committee is currently reviewing job descriptions and hiring procedures.

6. New business.

a. Discussion and action regarding establishing a procedure / policy to track action items resulting from Town Council decisions.

Mayor Vaughn will meet with Deb Kelly and Pat Morse to discuss this item further.

b. Discussion and action regarding Water Department and Town staffing.

This item was discussed in executive session.

Motion	Motion to allow a single-source bid to install electricity for the data collection point at the Potomac Appalachian Trail Club (PATC) if the cost is not in excess of the Town's Level B spending limit.
Motion by	Storm DiCostanzo
Second	Jesse Melton
YES	6

NO	0
Result	MOTION APPROVED

Motion	Motion to enter executive session, pursuant to WV Code §§ 6-9A-4(a) and (b)(9).
Motion by	Chris Craig
Second	Christian Pechuekonis
Result	MOTION APPROVED. Executive session began at 8:31 p.m.

The executive session ended at 9:45 p.m.

Motion to adjourn by David Simmons, seconded by Storm DiCostanzo. Meeting adjourned at 9:46 p.m.

The above minutes are true and correct, as approved.

Mayor: _____

Date: _____

Recorder: _____

Date: _____