

Town of Ridgely Minutes for August 7, 2006

The August Town Meeting was held in the Ridgely House on the above date at 7:00 pm. Linda Epperly-Glover, President; Nancy Gearhart, Commissioner; Chuck Hunter, Commissioner; Joe Mangini, Town Manager; Robin Eaton, Director of Public Works; David Crist, Supt. of Water/Wastewater; Merl Evans, Police Chief; and Carol Balderson, Town Clerk; were present. List attached as to others in attendance.

Call to Order - The meeting was opened with the Pledge of Allegiance and a moment of silence.

President Epperly-Glover welcomed everyone.

Joe introduced Graham Lee, President of the Mid Shore Community Foundation, and Elizabeth Watson, Executive Director of the Stories of the Chesapeake Heritage Area. Mrs. Watson announced that the Md. Heritage Areas Authority on July 13 voted to accept the application of Ridgely and the heritage area. They deferred awarding the grant of \$2,200 to support the Rails to Trails Project.

Mr. Lee said the Mid Shore Comm. Foundation is glad to be a part of the Stories of the Chesapeake Heritage. They are glad they have a fund with them that they can help manage and build. He presented a check for \$2,200 to the Commissioners.

President Epperly-Glover introduced Ted Robinson of URS to explain the upcoming smoke testing of the sewer lines.

Mr. Robinson explained the process. They will be passing out flyers on Thursday to the citizens. Smoke testing will be done from Aug. 21 to Aug. 25.

Approval of the Minutes – June 5, regular meeting and Public Hearing on FY 07 budget, and June 19 Public Hearing on FY 07 Budget and Special Meeting – President Epperly-Glover made a motion to approve these minutes as a group.

Miss Ebling asked why the minutes are so late getting approved and going on bulletin boards.

Clerk explained there had been a lot of meetings and other things going on. They should be coming out more timely.

Commissioner Hunter seconded the motion to approve the minutes. Unanimously passed.

Treasurer's Report – Clerk reported on July balances. General Fund - \$16,240.25, Sewer Fund - \$365,542.36, and Water Fund - \$41,767.10.

Bills presented for payment approval.

Police Report – Chief Evans reported that there was another break-in at Connolly's. Arrests are forthcoming. There was a forgery/theft scheme involving a local resident. There is a warrant on file for that individual. There was a counterfeit case involving \$10 and \$20 bills.

In the month of July the department got two deliveries from State and Federal Surplus: five 45 automatic pistols (backup for SWAT), seven new style SWAT helmets, and five bar lights for our marked patrol cars. Items are valued at about \$10,300/no cost to the town.

The Chief reported he attended a meeting regarding gangs. More info to come later.
The grand opening of the skatepark went well. Warnings are being issued for safety gear, etc. Soon they will be writing tickets.
Officer Creason is now certified as a fire arms inspector for the new range.
Two properties were posted with orange disorderly house stickers.
Due to vacations, illness, and training bike patrol is down. There has only been one officer working.
There was some discussion on the skatepark. It has been closed a couple of times for no helmets, registration, etc.
Joe said with an officer in training, one on vacation, and one ill how is the department holding up with one officer and the Chief.
The Chief said they are behind in case work and bike patrol. Just finished a report for SHA on Friday that should have been in by July 31.
President Epperly-Glover said some folks have talked to her about the breakins. People know when the police are on duty and we do not have 24-hour coverage. If residents want 24-hour coverage we need to hire two more officers.
Commissioner Gearhart said part of the problem is the lack of discipline for the crimes kids commit.
Some discussion.

Public Works Report – Robin reported on his activities in July.

The old telephone building has been moved back into town. Need to decide on type of foundation for it.
Third St. specs and plans arrived today from URS. He will go over them quickly and get ready to go out for bids.
The new dump truck needs a couple of things done to it before it goes on the road

Water/Sewer Report – David reported there is 63 days holding time. He reported on his activities in July.

URS will be here Thursday to go over some options for the WWTP Upgrade

Other Board/Commission/Committee Reports

EDC – John Balderson reported they had a meeting on July 12. JOK Walsh was here for a presentation and went over some things with them.

Thad Hoy was present at the meeting to talk about the Hayman farm. They are to look at the house Wednesday night.

Several folks are interested in starting businesses and have no place to go. There are folks interested in bed and breakfasts, consignment store, and skate shop.

Joe said he is going to write a letter to the state to let them know the town has the EDC up and running and to request that they send someone over to talk with the commission.

They want to inquire about starting their own revolving loan fund.

After they talk with the state the commission will have to put together a plan.

Parks/Recreation Committee – Joe reported that there was a meeting scheduled on July 20 but there were only 4 people in attendance. They are trying to get the park committee more involved in some of the activities of the town.

Planning/Zoning Commission – Joe reported that they met on August 1 and discussed the

Cow Barn Project. They briefly went over the Caroline Co. MOU and approved a Day Care at 107 Lister Lane. They also discussed the Planned Redevelopment Overlay District for the Cow Barn property which will be discussed later in the meeting.

Tree Commission – Commissioner Gearhart said they have not met, but will meet on August 24 at 6:00 here to plan for fall plantings.

Town Manager's Report – a) WWTP Sewer Capacity Management Plan – 8/1 – 4084 gals. (13 homes) Pending is a new ordinance which will create a Water Capacity Management Plan. Water will be monitored the same as sewer.

b) Development Projects – 1) Weese Town House Project (7 units) – There should be preliminary plans coming in soon. 2) Lister Brick House Subdivision – Received conceptual approval for 16 lots. Will be coming in to the Planning Commission for preliminary review in the next couple of months. 3) Mid Shore Regional Business Tech Park – Hopefully will be ready to go to bid soon for infrastructure. Talking about a Tech Park Authority. 4) Walnut Farms (20 units) – Preparing preliminary plans. 5) 128 Walnut Street Subdivision (3 units) – Planning Commission has recommended that the subdivision be approved with 2 lots being 68 ft. wide. 6) Cow Barn Town House Project – Still working on a concept plan (revised). R3 zone – Planning Commission supports legislation to allow townhouses. 7) Ridgely Park – On Aug. 3 the annexation became final. We need to send notices to the State. They will continue to discuss the conceptual plan. The first phase of this project cannot begin until the I/I project is completed.

Municipal Capital Projects – 1) Sewer/Infiltration/Inflow Project – The smoke testing is part of this. The cost to do everything the town would like to do would be \$4 to \$6 million. Pursuing financing. 2) WWTP Upgrade Project – 500,000 gpd plant – 20 year buildout. 3) Water Storage Tank – Additional tank is needed. 4) New Well 5) Greater Ridgely Rails to Trails Project – Original plan to go to Adkins but the county is not coming in to the project now. The Town is negotiating the costs for planning/design. The town is working on an Old Time Railroad Village with a caboose, train station, and the old telephone building. Need to form an advisory committee. Interested folks should let Joe know.

Search for Town Receptionist/Secretary – 14 applications have been received.

Joe reported that in 1981 the Commissioners adopted an Ethics Ordinance. Nothing has been done. Need to clean up the language and use it.

Payment of Bills – President Epperly-Glover made a motion to approve payment of the bills for July, seconded by Commissioner Hunter. Passed.

Old Business – Ordinance No. 296 – “An Ordinance of the Commissioners of Ridgely to Establish a Water Allocation Reservation Fee” – Adoption.

Joe read a) “the fee will be \$2.50 per gallon of water allocation reserved for three (3) years, after which it can be renewed annually on the basis of \$1.00 per gallon of water allocation is determined by the Town’s Water Capacity Management Plan. b) the fee is to be paid upon final approval of all minor and major subdivisions, and site plans. c) Parcels presently within the Town that are included for water allocation per the Town’s Water Capacity Management Plan are hereby grandfathered for the first three years. If no development

plans have been approved for those existing parcels, then a Water Allocation Reservation Fee (WARF) of \$1.00 per gallon will be required to hold the water allocation on an annual basis.”

Commissioner Hunter made a motion to adopt Ord. No. 296 to establish a water allocation reservation fee, seconded by Commissioner Gearhart. Unanimously passed.

304 Maryland Ave. – Joe reported that the items to have been completed by August 1 have not been completed.

Jeff Garrett requested a 30 day extension to complete.

After considerable discussion, Commissioner Hunter made a motion to not grant an extension, seconded by President Epperly-Glover. Commissioner Gearhart abstained. Motion passed.

Commissioner Hunter made a motion to post the house for demolition (90 days), seconded by President Epperly-Glover. Commissioner Gearhart abstained. Motion passed.

New Business – **Emerson Annexation** – George Nier was present to represent Chuck and Delores Emerson.

Joe explained that there is a petition for annexation of the Emerson property located at Walnut St. It is 4.82 acres of land - Annexation Resolution R-6-06. Ordinance No. 300 is to be introduced tonight.

The Planning Commission supports the annexation resolution based on the Walnut Farms and Emerson projects working together since the properties abut each other.

A Public Hearing would probably be held in October. An Annexation Agreement is needed. There is a concept plan subdivision plat of 9 lots.

Joe reported that there is a section in the resolution regarding abatement of taxes until water and sewer services are extended. Does not agree with a tax abatement since there is a house there already.

a) Ordinance No. 297 – Introduction – “An Ordinance of the Commissioners of Ridgely to Amend the Rate of Pay for Commissioners of Ridgely” Joe read the ordinance to increase the annual pay from \$1,000/yr. to \$2,000/yr.

b) Ordinance No. 298 – Introduction – “An Ordinance of the Commissioners of Ridgely to Amend the Town of Ridgely’s Zoning Ordinance” Joe read the ordinance which amends the Zoning Ordinance to add a new Chapter 30, entitled Planned Redevelopment Overlay District. This was recommended by the Planning Commission. A Public Hearing will be held in September.

c) Ordinance No. 299 – Introduction – “An Ordinance of the Commissioners of Ridgely Adding a New Section 31, Site Plan Requirements in the Planned Rehabilitation Zone, to the Ridgely Zoning Ordinance” Joe read the ordinance which establishes the site plan requirements for this district.

Joe asked the Commissioners for their approval for the 128 Walnut Street Minor Subdivision to allow for a minimum width of 68 ft. for two of the lots. The Planning Commission recommends approval to save the existing house. The minimum lot size is 10,000 sq. ft. The smallest lot is 13,460 sq. ft.

Commissioner Gearhart made a motion to approve the two lots with a 68 ft. width, seconded by President Epperly-Glover. Passed unanimously.

Public Comments – Joe O’Connell apologized for his earlier outburst concerning 304

Maryland Ave.

Miss Ebling asked why the trail is planned to turn on Crouse Mill and Sawmill Roads rather than follow the railroad track.

Commissioner Gearhart said when this originally was discussed there was a lot of opposition by property owners along the rail. Adkins Arboretum came in with the suggestion of Ridgely, the County, and Adkins working together to get a route that could be traveled to the park and Adkins.

Joe said the Town will be annexing the treatment facility property into town which will allow us to go to Crouse Mill.

Commissioners Comments – Commissioner Hunter said there is an election in November for County Commissioners. We really need adequate County Commissioners. There are a lot of people running this year.

Due to the Labor Day holiday the September Town Meeting will be held on Monday, September 11, 2006 at 7:00 pm.

Commissioner Hunter made a motion to adjourn at 8:50 pm, seconded by President Epperly-Glover.

Respectfully submitted,
Carol A. Balderson
Clerk