

Commissioners of Ridgely Minutes December 4, 2006

The Town Meeting was held on the above date in the Ridgely House at 7:00 pm. Linda Epperly-Glover, President; Nancy Gearhart, Commissioner; Chuck Hunter, Commissioner; Joe Mangini, Town Manager; and Carol Balderson, Town Clerk; were present.

The following folks were also present: Rodney Dobson, Arlene Hege, David Hege, Leo Stepp, Cathy Schwab, Rick Schwab, Elsie Ebling, Clay Owens, Alfredo Dellarocco and Steve Pennington of Bay Broadband.

President Epperly-Glover opened the meeting with the Pledge of Allegiance and a moment of silence.

Joe reported that the January Town Meeting date falls on January 1 and suggested meeting on January 8. Work Session date falls on January 15 (Martin Luther King, Jr. Day).

President Epperly-Glover introduced Rodney Dobson, District Governor/District 22B International Association of Lion Clubs.

Mr. Dobson told folks some history about the Lions Club, and about the help they provide for folks who are visually impaired. The Lions are to serve.

Mr. Dobson said as District Governor he has nine counties on the Eastern Shore. He visits all of the 48 towns in the district to see what projects they are doing. They are working to involve the youth, and also to set up a program to help other Clubs/communities with their needs in a disaster.

Mr. Dobson said he has a Social coming up in March in Ocean City and would love to have some folks from Ridgely participate. It is a dinner and awards program.

The Lions Club in Ridgely sponsors the Strawberry Festival, a Halloween Party, and the Christmas Parade.

Mr. Dobson said his theme for this year is: "We serve to excel in diversity; every interaction with another is an opportunity to serve."

Resolution R-09-06 – Joe read the resolution – "A Resolution of the Commissioners of Ridgely to Extend Recognition and Congratulations to Rodney P. Dobson on the Occasion of His Serving as District Governor for 22B Maryland of the International Association of Lions Clubs"

Commissioner Gearhart made a motion to adopt Resolution R-09-06, seconded by President Epperly-Glover. Unanimously passed.

Commissioners presented Mr. Dobson with this Resolution.

Alfredo Dellarocco - Bay Broadband – Director of Engineering – Mr. Dellarocco said they provide alternative access for high speed internet service. They have been doing testing in Ridgely for the last couple of months and it looks good. A lease has been presented to the Town. Telephone service will be available eventually.

Steve Pennington arrived at this time. He said their local main office is in Chestertown. They are in Denton, Greensboro, Goldsboro, Henderson, and now Ridgely, in Caroline County.

Approval of the Minutes – November 6, 2006 Public Hearing and Regular Meeting – Minutes

Commissioner Gearhart made a motion to approve the minutes as written, seconded by President Epperly-Glover. Unanimously passed.

Treasurer's Report – The Clerk reported the General Fund balance for November of \$311,903.48 (with a large transfer to be made to Sewer Fund), Sewer Fund - \$361,789.21, and Water Fund - \$42,593.68.

Payment of Bills for November – Commissioner Hunter made a motion to pay the bills as submitted, seconded by President Epperly-Glover. Unanimously passed.

Police Report – Joe gave the report for Chief Evans. 1) The Christmas Parade and festivities went well with no problems reported. 2) There was a fatal airplane crash at the airport on November 5. State law provides that the State Police handle all crashes. 3) Normal month as to calls for service, nothing outstanding as far as crimes reported. 4) An arrest was made for the theft/snatch and grab at Connolly's. 5) Lt. Creason (second in command) will be out for a minimum of 5 to 7 weeks (serious health concerns). 6) Ofc. Creason finished three days of training in advanced rifle training and is now certified as a range instructor. We no longer have to rely on other agencies for our qualifications and firearms training. 7) All of our patrol cars are now finished and all look the same. 8) Still waiting to hear about \$200,000 grant (Caroline and Talbot Counties). (10% of this grant will come back to the town.) No news yet. 9) Computers have been installed and are up and running. Still need to get some of the old information out of the old ones.

Public Works Report – Joe gave the report for Robin Eaton. The Public Works Department has a new 2007 GMC Sierra pickup. The Public Works Director has been dealing with health issues and is to undergo major surgery mid-December and will be out about two months.

Water/Sewer Report – Joe gave the report for David. Ben Reichart has just recently completed and passed his water and sewer tests. Now we have a backup for David.

Other Board/Commission/Committee Reports – **Planning/Zoning Commission** – Met on November 29. The Commissioners attended. They went over the Wastewater Treatment Plant Capacity Management Plan, building projects, and capital projects.

The Weese Townhouse Project received final approval. There will be a Public Works Agreement worked out.

A building permit was approved for an addition for Rob's Quality Car Care.

Design approval was given for a fire escape at the Ridgely Fire House.

Mark Gradecek from the State Planning Office was here for the Work Session. He presented a review of new zoning legislation for annexation requirements.

Shane Johnston from the County Planning Office was here and updated them on the MOU they were working on, and the West County Comprehensive Plan.

Toby Gearhart gave a report on the status of Ridgely's Comprehensive Plan.

Joe gave a report on the review process.

Ridgely Historical Society – Commissioner Gearhart reported that they will be meeting on January 4 at 7:00 pm in the Ridgely House.

Town Manager's Report – Joe reported that the WWTP Sewer Capacity Management Plan will probably increase for the year.

Development Projects - Ridgeway Estates Subdivision has preliminary approval, moving toward final.

Mid Shore Regional Business Technology Park held a groundbreaking last Tuesday for the infrastructure. Infrastructure to be done in one year.

Walnut Farms Subdivision has received final approval but, they are presently working with the Emerson people on their subdivision.

128 Walnut Street Subdivision will probably be in the ground this year.

Cow Barn Town House Project is still pending.

Ridgely Park needs a Developer's Rights and Responsibilities Agreement, as well as a Public Works Agreement. Looking at scheduling a Public Hearing on January 8 to review and discuss.

Municipal Capital Projects – (See MD&A report in 2006 Audit) – Joe reviewed I&I report results. Cost would be between \$4 and \$6 million. Approximately 60,000 gpd is being treated that should not be. This equates to about 200 homes.

WWTP Upgrade Project – There are a couple of ideas being looked at. The cost for a conventional plant is around \$9 million. Interested in a new type plant that would probably be about \$5 million.

Water Storage Tank – We have a 200,000 gal. tank. Need a new 500,000 gal. storage tank. Working with the County to get some ground to put it at the Tech Park. The cost will be about \$1.7 million.

Well Project – Well 4 will be brought on line. This is to be up and running by June 30. Cost would be about \$25 to \$30,000.

Greater Ridgely Rails to Trails Project – Joe said he would like to have names from the Commissioners by January 8 for a committee.

Third Street Project – To be done this spring by David A. Bramble.

Tomorrow he and Robin will be meeting with URS to go over stormwater management.

A Municipal Grant Report will be given to the Commissioners every month. Joe reviewed this report. (copy attached)

The newest application is for \$2500 from Eastern Shore Heritage for Ridgely's 140th Anniversary.

Joe said he would like the Commissioners to consider having a Special Meeting on December 18 to wrap up the lease with Global Signal.

Also need to discuss some ideas with the Fire Department regarding a new building (combined proposal) on December 18.

Old Business – **Progress Update on 304 Maryland Avenue** – Joe reported that the Commissioners requested a formal code inspection of the structure. Alan Coppage of MDIA sent a letter recommending rescinding demolition permit and requiring a building permit to complete the inside of the structure. A building permit needs to be obtained before the demolition permit is rescinded.

Arlene Hege questioned the completion of the inside being connected to this.

Commissioner Gearhart said she thought the only requirement was making the outside presentable, unless they wanted to rent it again.

Commissioner Hunter made a motion to accept the inspector's recommendations, seconded by President Epperly-Glover. Motion passed. Commissioner Gearhart abstained.

New Business – Reappointment of Toby Gearhart to the Ridgely Tree Commission for a 5-year term – President Epperly-Glover made a motion to reappoint Toby Gearhart to the

Ridgely Tree Commission for a 5-year term, seconded by Commissioner Hunter. Passed.

Acceptance of FY2006 Audit Report – President Epperly-Glover made a motion to accept the FY2006 Audit Report, seconded by Commissioner Hunter. Unanimously passed.

Consideration of Lease with Bay Broadband Communications – Commissioner Hunter asked how they will sell this and how soon hookups would occur.

Steve Pennington said they do most advertising by mail, some door to door; and they are ready to go now.

This is a 5-year lease.

Commissioner Hunter made a motion to enter into a lease agreement with Bay Broadband, seconded by Commissioner Gearhart. Unanimously passed.

Public Comments – Rick Schwab questioned the amount for the 37-year lease with Global Signal.

Joe explained that it is very unlikely that the tower will be here that long, and you can only do this on a 5-year cycle.

Cathy Schwab asked about information on the proposed sand pit.

Joe said the Town hasn't heard anything yet. There is a list of things they have to comply with. He said he will check to see what the requirements are.

Town Commissioners Comments – Commissioner Gearhart reported on the airport hearing. The County had to obtain additional property and it will probably be 2012 before the airport is actually up and running. It won't be able to handle anything very large. Most planes will be coming in from the west and leaving to the east.

Arlene Hege said she has the website done except for some content. It will be very easy to update information. There are some issues to work out with ordinances, etc. Hope to get it going after the first of the year. Would like to bring it up to the office and let someone check it out.

President Epperly-Glover announced that the next Town Meeting will be January 8 at 7:00 pm.

Commissioner Gearhart announced that Community Together is having the Christmas Decorating Contest again this year. She also thanked the folks on Central Avenue who are plugging Town Christmas lights into their own electric, and the Public Works Dept. for their work in putting up the lights.

Meeting adjourned at 8:45 pm.

Respectfully submitted,

Carol A. Balderson
Clerk