

Commissioners of Ridgely

Minutes July 14, 2008

The July Town Meeting was held in the Ridgely House on the above date at 7:45 pm. Chuck Hunter, President; Linda Epperly-Glover, Commissioner; Kathy Smith, Commissioner; Joe Mangini, Town Manager; Merl Evans, Police Chief; Robin Eaton, Director of Public Works; and Carol Balderson, Town Clerk, were present. There is a list attached of others in attendance.

President Hunter said the first order of business is to recognize **Melissa McFayden of the Ridgely Elementary School as Caroline County Teacher of the Year 2007-2008.**

Mrs. McFayden said it was an honor to be invited to the meeting and it is an honor to not only represent Caroline County, but also the Town of Ridgely. She has already met with other Teachers of the Year, State Board Members, and Dr. Grasmick. There are lots of positive things going on in our schools. This will be her eighth year of teaching.

President Hunter said this is the second year in a row a teacher from Ridgely Elementary School has won this title.

President Hunter made a motion to adopt **Resolution R-05-08** – “A Resolution of the Commissioners of Ridgely to Recognize Melissa McFayden of the Ridgely Elementary School for Her Being Selected as Caroline County’s Teacher of the Year”, seconded by Commissioner Epperly-Glover. Unanimously passed.

The Resolution was presented to Mrs. McFayden.

President Hunter introduced **Bob Utz, Chief of RVFD** to present the quarterly report.

Chief Utz reported they ran 124 fire calls and 459 ambulance/EMS calls the last quarter.

The numbers are steadily rising. They had one fire service injury last week – the first one this year.

The Fire Dept. participated in two demos in May - Career Day at Ridgely Elementary School and Fun Day at the Benedictine School.

In the last month they have tested all the equipment. They are gaining about 2 new members a month and they now have 11 cadets in the program.

The Dept. has formed a Grants Committee and has applied for an in-house cascade service. They have also applied for a 50/50 DNR Grant.

The Dept. is having a Chicken BBQ fundraiser on July 27 on their lot. Their Annual Golf Tournament will be held on Sept. 20 – Uplands Golf Course. They will probably also do the Town Event on Aug. 23 (Concert).

Commissioner Smith asked about the status of the new firehouse.

Joe said he has received the information (plans) requested from the Fire Dept. and will send that, along with Chief Evans’ plans, to the contractor.

Chief Utz also said they are looking into a grant for apparatus (tanker) next year.

Commissioner Smith asked if the Fire Dept. had heard anything from the Tech Park.

The Chief said he is a career firefighter and is not always here, but has people in the Dept. to take care of everything.

President Hunter introduced **JOK Walsh – Director of Caroline County Historical**

Society.

JOK said he is a volunteer with the Caroline Co. Historical Society. It's a pretty active group – they run a museum, do a lot of research, and are currently working on 46 buildings in different areas of the county. They have been watching the carriage house building on the old Lister property. They had pretty much been told that that was going to be a town project and would be going to the ballpark. A couple of weeks ago Joanne called and said the town was not going to do that project and if the county wanted it, they had until July 30. Initially he said they had enough projects, but then he reread the history of Ridgely and he talked to an architectural historian and the guys at Verizon about wires, and talked to a mover. He presented a proposal to the Commissioners to create an Interpretive Center for Ridgely in the park on Railroad Ave. It would consist of a number of small buildings rather than one big building, to include the Ridgely Telephone Building, the train station, the carriage house, and possibly, the Lane and Lang Carpentry Shop. The message conveyed would be Ridgely, MD: Where Entrepreneurship, a Railroad and Agricultural Riches Created a Model American Town, 1888-1913. By implication, of course, the Interpretive Center will send another message: Ridgely is Still a Model American Town.

JOK reviewed some historical highlights of the town.

JOK said they would take the responsibility for the relocation of the Herzog Carriage House and also the restoration of its exterior, provided that the Society receives the \$8,000 that they were told was donated by a developer for relocation of the structure. He said the town government, or local organizations, would be responsible for finishing the interior, plus the development of exhibits.

JOK said exhibits should be kept simple and straight-forward. Emphasis would be on using historic photos and images, enlarged to mural size, together with audio or audio-visual programs.

JOK said the money would come from grants over time.

JOK then reviewed the history of the Herzog Carriage House and explained that they felt it should be saved because of its association with baseball and that its bungalow/shingle style of architecture is unique.

He feels they could obtain a \$30,000 grant to help relocate and restore the structure. In order to avoid the cost of moving electric wires and fiber-optic cables, estimated at \$60,000, the Society has laid out a route that avoids almost all of the wires.

Joe said the \$8,000 is incorporated into a Public Works Agreement with the developer. The developer was offering \$8,000 if the town was going to take possession of the carriage house. In lieu of that, the \$8,000 would become a normal park impact fee that we would receive as the homes were being built. It's in the budget, but not readily available.

Joe also said in looking through the paperwork, he noticed some things that the town would be responsible for and he personally doesn't think the town should take on another building. He said the other thing is, if they aren't able to negotiate the \$8,000, he would negotiate to cut that in half. The reason being that the town paid \$4,500 to move the telephone building in. He said if the Commissioners agree to this, \$8,000 needs to be cut out of the General Fund Budget.

JOK said they can't recover money from pre-incurred costs.
Commissioner Smith asked about the \$8,000.

Joe responded the Public Works Agreement was approved and signed by the town and the developer about a year ago. There was an addendum to that agreement, because at that time the town was trying to save the carriage house; that if the town agreed to take the carriage house they would have to move it off the site within the year. Along with that, the developer agreed to contribute \$8,000 to the town to go toward the cost of moving the building. If the town didn't take possession of the building, the town would have that money for Park Impact Fees on each house.

Mr. Walsh said they have done some impressive restorations such as Marble Head and Linchester Mill. He said the telephone building will also be impressive when completed. Jerry Sutton suggested disassembling the carriage house and storing it until funds were available and make a replica of it later.

Mr. Walsh said it would cost a fortune to disassemble it.

Cathy Schwab said she thinks the carriage house has character, but feels it should be moved down closer to the caboose so things aren't so jumbled on this end. She talked about operation and maintenance costs.

Joe said he was not in favor at this point of taking on another project like this. There is so much on our plate right now. General Fund money means taxes, and if the town decides it wants to take on all of these General Fund projects, the Town Manager is going to have to recommend tax rate increases.

Nancy said the \$8,000 didn't come into play until there was a discussion about moving the building. It was put in there that if the town decided not to take the building, then the money could be used for parks and recreation.

Joe said the majority decision of the Commissioners was not to take the carriage house.

President Hunter said the plan was to move the building out to the ball park, but the Park Committee didn't want that. The price Robin got to move the building was an exorbitant amount of money (\$60,000), independent of fixing it up and maintaining it. The developer said he couldn't move it. Tonight is the first time he'd heard it could be moved for much less.

Nancy said by the time the town is ready to do the inside, the telephone building will be done and the town could go for another grant for the inside.

JOK left at 8:10 pm.

Approval of the Minutes – President Hunter made a motion to approve the minutes of June 2 and the public hearing minutes of June 16, seconded by Commissioner Epperly-Glover. Unanimously approved.

Treasurer's Report – Treasurer reported a General Fund balance of \$75,944.74, Sewer Fund balance of \$33,843.43, and Water Fund balance of \$15,852.16.

President Hunter made a motion to pay the bills for June, seconded by Commissioner Epperly-Glover. Unanimously approved.

Police Report – Chief Evans reported that last month he made mention of a problem with a juvenile. The situation has taken care of itself, but unfortunately, in a very bad way. That juvenile is the one in the paper that shot the man in Henderson. He is the third juvenile here that the police have begged to have something done about. He has

contacted the head supervisor (Juvenile Svcs.) to schedule a meeting and there will be someone there from the Governor's office.

The Chief reported the landfill recommendations are in and seem to be okay. This will be discussed at the County Commissioners' meeting on July 22 at 10 am.

The department made a large drug arrest obtaining 51 capsules of heroin and ketimine from a traffic stop. The same individuals were arrested four days later by the Task Force. There were 13 adult arrests, 5 juvenile arrests, 16 traffic citations, 113 traffic warnings, and 159 hrs. of foot patrol in June.

There are several cases under investigation, time consuming but worthwhile after arrests are made.

The Chief had given a letter to the Commissioners from Gov. O'Malley indicating that he had approved the department's request for a used seat belt convincer from MSP which he has been trying to get for two years.

Public Works Report – Robin reported on his department's activities and meetings in June. They have been trimming trees and are done Sunrise, Maple, and Md. Ave.

Cathy Schwab asked if loads of brush had to be placed in the alley to be picked up. Robin said they pick up from one location at each house, and it should be placed in the alley where there is access.

Cathy said on Md. Ave. there is brush piled on the grass between the sidewalk and the curb.

Robin said that individual is bringing more and more out. We need to get a handle on it. Joe said it's an ongoing problem (has been for years).

Water/Sewer Report – In David's absence, Robin reported there are 51 days of holding capacity in the lagoons. Discharged a total of 13 days in June.

Attended pre-bid meeting on July 2 for WWTP Upgrade. Bids are due in July 16 at 2:00 pm.

All grass in all three fields has been cut once. Looking into mowers for the 4-wheeler which will work better and save money.

The CCR Report has been completed and will be posted on the website and in the newspaper by October of this year.

Nancy asked about selling the spray rigs.

Robin said he and David have talked about that. Would like to do bids before they are removed from the fields so they don't have them sitting around the shop area.

President Hunter said they need to change the order of the Agenda so that Commissioner Epperly-Glover can leave to take care of her ill husband. Skipped to **New Business** – a) **Ordinance No. 312 – “An Ordinance of the Commissioners of Ridgely to Approve an Interim Line of Credit not to Exceed \$1,500,000 for Construction of the Phase One Upgrade of the Town's WWTP”** – President Hunter made a motion to adopt Ordinance No. 312 and plug in Provident State Bank as the lender, which is a 2-year fixed line at 6%, seconded by Commissioner Epperly-Glover. Unanimously passed.

b) **Approval of Contract for Providing of Engineering Services of URS for WWTP Phase One Upgrade** – Joe reported there has been an approved contract for planning and design of the project with URS for \$107,000. We have utilized \$70,000 of that. The new one is for construction management and follow-up. The total for that is \$137,700. There is a

price for additional services of \$15,000. He recommended not doing the additional at this time, just take in the construction phase estimated at 7 months and the post construction phase which is \$10,800. The contract amount for approval with URS would be \$122,700. Joe reported that all of these costs will be part of the loan.

President Hunter made a motion to approve the contract for Engineering Services for Phase One, seconded by Commissioner Epperly-Glover. Unanimously passed.

c) Appointment of Members to the Town of Ridgely's Parks/Recreation Committee – President Hunter made a motion to appoint Kreg Christenson, seconded by Commissioner Epperly-Glover. Unanimously approved.

President Hunter made a motion to appoint Nancy Gearhart, seconded by Commissioner Smith. Unanimously approved.

Commissioner Epperly-Glover left at this time.

Other Board/Commission/Committee Reports – EDC – John Balderson reported they met on June 11 and decided to take the summer off. If anything comes up they will come in.

Parks/Recreation Committee – Met on June 17 – Joanne Stepp reported they talked about the field work they are getting ready to do. There will not be a meeting in July.

Nancy said the electric will be going out to the Cow Barn Park soon. The grant money is set up with \$100,000 each year with a \$25,000 match for 4 years. The Little League has the \$25,000 in-kind and cash.

Joanne said she spoke with the County and they said this type of grant funding has been cut drastically. Funds will have to be requested each year.

Jerry Sutton said the Little League has \$9,000 and Joe Smith will provide in-kind services so that the electric will go in.

Nancy reported that the girls softball (all age groups) are going to the State Tournament.

President Hunter said Commissioner Epperly-Glover has agreed to serve as the Commissioner on the Parks/Recreation Committee.

Commissioner Smith asked if there were any plans for the parks that were other than sport related; playground expansion, etc.

Nancy said there is a grant for M. S. Park for benches, bike rack, stage/gazebo, etc. which has not been started yet. There is a plan for a playground area at Cow Barn Park.

Planning/Zoning Commission – Met on June 25 – Martin Sokolich reported there were some permits approved, including two new homes on Caroline Ave. Discussed some ongoing issues (Carriage House), and are planning a Work Shop on July 16.

They discussed some issues regarding the Cow Barn property with Mr. Carroll. May need some advice from the Commissioners since they passed the legislation for the overlay zone.

Rails to Trails Advisory Committee – Met June 10 - Joe reported they can't go out for bids until DNR approves the plans. It will take about 3 months to get approval from Public Works. MTA is responsible to take up the rails. Have about \$185,000 left in grant.

Historical Society – Janice White said they decided not to have meetings in the summer due to everyone's schedules. May have to have special meetings.

Commissioner Smith asked about plans for the caboose.

Joe said he and Joanne have talked about pursuing funding for the caboose. Need to work on the outside to look like it did in 1931.

Town Manager's Report – Joe reported there is a sewer allocation issue for the Tech Park. DBED is requesting the Commissioners approve a 36,000 ga. allocation.

An update on the Mid Shore Regional Business Technology Park will be given at the County Commissioners' meeting on July 22.

Concert in the Park – Joanne got a grant for over \$800. It will be August 23 at Martin Sutton Park starting at 4:00 pm. Starting to talk to some of the community groups about food.

Joanne reported that they visited some businesses today and have been promised donations to fund this event. The performer is Ruut.

Public Comments – Cathy Schwab questioned a new business getting started in town – Cyberridge in the New Roads building – computer games. Questioned hours for this.

Joe said this is a project that Mr. Brodie's son is working on. He is scheduled to come before the Planning Commission Wednesday night.

Someone questioned the status of the burned out house on Park Ave.

Joe said he met with the owner who would like to get the house in order and move back in town. The town has a program to help with that. He has written her a letter. No response yet.

The gentleman said it has become a haven for cats, there is broken glass. Nothing has been done since the day of the fire, except for a couple of boards put up. There is a car that has been sitting there for years, and there is a condemned sign on the front.

Joe said the owner wanted to take the house down and put up a new one but the Planning Commission had problems with that and would not authorize the demolition, or the house that she wanted to do. They felt it could be restored.

Commissioner Smith asked that this be added to the agenda for the Planning Commission meeting Wednesday night.

President Hunter reviewed schedule of upcoming events/meetings.

Meeting adjourned at 9:05 pm.

Respectfully submitted,

Carol A. Balderson, Clerk