

Commissioners of Ridgely

Minutes August 4, 2008

The August Town Meeting was held on the above date in the Ridgely House at 7:05 pm. Chuck Hunter, President; Linda Epperly-Glover, Commissioner; Joe Mangini, Town Manager; Robin Eaton, Director of Public Works; David Crist, Supt. of Water/Wastewater; Merl Evans, Chief of Police; Joanne Stepp, Admin. Asst. for Grants and Special Projects; and Carol Balderson, Town Clerk; were present. Dan Divilio-Times Record was also present. List of other attendees is attached.

Commissioner Smith was absent due to illness.

Call to Order – President Hunter opened the meeting with the Pledge of Allegiance and a moment of silence for our military.

Commissioner Epperly-Glover thanked President Hunter for painting the fence around the tennis courts in M. S. Park – **A Job Well Done!**

Approval of the Minutes – June 30, 2008 Special Meeting – Commissioner Epperly-Glover made a motion to approve as submitted, seconded by President Hunter. Passed.

July 14, 2008 Regular Meeting – Commissioner Epperly-Glover made a motion to approve as submitted, seconded by President Hunter. Passed.

Treasurer's Report – Clerk reported July balances as follows: General Fund - \$78,058.57, Sewer Fund - \$33,926.24, and Water Fund - \$15,898.08.

A list of bills to be paid had been presented to the Commissioners for payment approval. President Hunter made a motion to pay the bills, seconded by Commissioner Epperly-Glover. Passed.

Police Report – Chief Evans reported that a meeting was held today with the Dept. of Juvenile Justice in regard to their function as a state agency. The meeting went well with most other Chiefs as well as the Sheriff in attendance. Several recommendations were made to speed the process, as well as getting some immediate sanctions.

The Chief reported the problem house on Park Ave. is no longer – all parties have moved out of town.

Robbery at Dave's Place – Parties indicted by the Grand Jury are being held for trial. Chief Evans reported a relatively slow month for major incidents other than traffic and a runaway juvenile.

The Chief reported 9 adult arrests, 2 juvenile arrests, 5 traffic citations, 79 traffic warnings, and 119 hours of foot patrol. Several drug arrests related to traffic stops.

Public Works Report – Robin thanked President Hunter too for painting the tennis fence.

Bridgetown Farms came in and cleaned up around Ridgely House and islands at a reduced price to keep employees busy.

Robin reported on maintenance projects, etc. Everyone in his department has had a vacation.

Robin reported that he had sent letters several months ago to residents who had problems show up with smoke testing – I & I issues. About half of them have corrected the

problems. He will send reminders to the others.

Robin reported he will be implementing work orders next week.

Robin said the Teacher of the Year is up on the town signs. David Redgraves has been up for a year. If there is someone else that could go up now.

Robin reported that he sent a letter regarding the road conditions in the annexed area of the Tech Park. Those roads are to be turned over to the town for maintenance. He wants them fixed up before accepted by the town.

Water/Sewer Report – David gave the Commissioners copies of the monitoring reports since the grass was planted at the WWTP; the nitrate and nitrite levels have gone down to almost nothing.

Currently has 70 days of holding capacity in the lagoons.

David reported that spray field A has been fixed by Hanover Foods (damage caused by their contractors driving out in our field). It has been regraded and seeded.

David said he has been working with Caroline Co. Emergency Management on a hydrant mapping system for the town. Each hydrant will be numbered and a full scale map will be done.

Joe reported that a letter was received from Utility Service regarding a schedule to work on the water tower.

Archie Carroll asked if someone could come in and cut and bale the grass to sell.

David said they considered that, but it would have to be dry and they would lose spray time.

Other Board/Commission/Committee Reports – Planning/Zoning Commission –

Martin Sokolich said they approved the sign for the Subway. They talked about some old business – the fire damaged house on Park Ave. Where that had been before was that demolition would be a last resort. They had not had any communication about the extent of the fire damage, what the cost of renovating it might be, if the property owner had the where with all to do it, etc.

They talked about Mr. Carroll's situation with the Cow Barn and the adjoining property.

There was some discussion on some historic designation to preserve the Cow Barn.

There was a question about a proposed business in the New Roads building -

CyberRidge. There was some question about whether it was a compatible use. The applicants were asked to come back to the August meeting with a report.

Shane Johnston reported on the Comprehensive Plan. Making steady progress on updating that.

Joe said he has not been able to get hold of the owner of the Park Ave. house. He has contacted her son to get a message to her.

Dale Mumford asked about CyberRidge getting a building permit.

Martin said it was for work on the building, there was nothing about the use.

Dale said there should have been more information before money was spent and signs were up.

Joe said the use in question is permissible by the code. The building permit has been issued, but the Planning Commission can put special conditions on the actual use of the property.

Nancy said there seems to be a lot of people in town who are opposed to this, what can they do about it?

Joe said it is a permissible use. If there is a reason that the town would like to turn it down, that would have to be defended in court.

Joe read a letter received from Stephen Alexander Brodie into the record.

President Hunter suggested concerned citizens attend the next Planning/Zoning Meeting.

Dale said some towns have a zoning certification process. That may be worth looking into to avoid this type of conflict.

Nancy said this doesn't fit in this town.

Ridgely Historical Society – Janice White said they met on July 30. They will be selling bottled water at the concert in the park on August 23.

They will be having an event at the Cow Barn on September 20, rain or shine. They haven't worked everything out yet, but it will be a harvest theme.

They would like to participate in the Christmas Open House at Town Hall.

The Historical Society doesn't want to accept any financial responsibilities for the carriage house building at this time, but they would like to see it saved, and if possible, moved to the Little League Park.

Not sure they will return to their regularly scheduled meetings in September.

Town Manager's Report – Joe reported that the Commissioners had approved the funding plan for Phase I of the WWTP Upgrade - \$1.5. There is a revised ordinance tonight – the original ordinance stated 4 years and they wanted 2 years.

President Hunter said Commissioner Epperly-Glover has an emergency at home and had to leave, does not know if she will be back.

Joe said he would be meeting with the Acting County Administrator Wed. afternoon regarding the sewer allocation for the Tech Park and some other issues.

Municipal Capital Projects – WWTP Upgrade Project – Joe reported that was on the agenda tonight for approval of bid. There were four bids as follows: 1) Greensburg Environmental Contracting Systems, Inc. - \$1,123,984., 2) JJID, Inc. - \$1,480,000., 3) Schummer, Inc. - \$1,625,500., and 4) Bearing Construction - \$1,805,000.

The town's engineers and town administration and staff are recommending that Greensburg Environmental get the award.

Rails to Trails – Joe reported we have received another drawdown from the state on our grant. Good news – the lease has been approved by DNR and it is on its way to the Board of Public Works for consideration, hopefully, within the next 90 days.

Ridgely Municipal Public Safety Facility – Joe is putting the paperwork together to go to the contractor so that he can give us a rendition.

Municipal Grant Proposal/Projects Update – Local Revolving Loan Fund – Joe reported this is still stuck with the Secretary of DBED. We were approved for \$50,000, but the Secretary is considering having one bid fund for everyone to go to.

There is an application for the day care in the former New Roads building. Hoping to get her in there the first of September.

Joanne reported on the Concert in the Park – Aug. 23 – This has been fully funded by our local businesses. Signs will be posted around town. The Fire Dept. will be selling

hamburgers, hot dogs, and sodas.

Martin Sutton Park Grant – Looking into getting a gazebo to be used as a bandstand, etc. This has been advertised for bids to be in August 15. So far nine businesses have indicated they are interested.

Telephone Building – Joanne reported that there is a 2'x 8' bee hive in the building that will have to be dealt with by a beekeeper before the work can continue to set the building.

2010 Community Parks & Playground Grant – Joanne said this is new. She is recommending they renovate the railroad station in Memorial Park. It needs work. She suggests making part of the building into a comfort station and using the other part for community groups. Also suggests bike racks, picnic tables, and benches for the park to get ready for Rails to Trails.

Sign for Bell St. Businesses – Joanne reported she is working on a sign because businesses on Bell St. feel they don't get a lot of business because folks don't know they are there. This would be done at no cost to the town.

Ridgely Business Organization – Joanne reported that she is going to ask EDC if they would sponsor an open house to try to get this started. A business organization is needed to get future grants, for instance, the Main Street Program likes to see the business organization supporting town projects.

Carriage House – Joanne reported that JOK Walsh has submitted a \$30,000 grant application that is tied to the Rails to Trails project. Location and use for the building have not been decided. Interior and maintenance costs are unknown at this time.

Archie Carroll said that's 3 buildings in the Railroad Park – who maintains them? Joanne said the town does. That is why we are looking into a grant to work on the train station. Even with a grant, the town would have to put up 25% of the cost. She said the station needs a lot of work. The roof leaks (needs a new roof), needs painting, brick work needs repointing, etc. The inside, because it's not used much, is musty, etc.

Nancy said when the Boy Scouts were allowed to use that building, they agreed to maintain it. That hasn't been happening. The town needs to stay on them more.

She said it had been discussed at some point of using the train station for display of some of the items in Town Hall. She said for every dollar spent on tourism you get \$34 back.

President Hunter said no business can be done tonight because there is not a quorum.

Joe said our next Town Meeting will be September 8 due to Labor Day. Suggested a Special Meeting to get these projects moving.

Public Comments – Betty J. Mumford asked about the opening of the Day Care facility. Subrena Guy (Mason) will be operating it. The fire marshall's office has had many requirements.

Meeting adjourned at 8:15 pm.

Respectfully submitted,

Carol A. Balderson, Clerk

