

**Commissioners of Ridgely**  
**Minutes**  
**September 21, 2009**

Commission President Linda Epperly-Glover opened the Public Hearings regarding the Water and Sewer fee increases, the Property Maintenance Code modifications, and the Ridgely Comprehensive Plan at 7:25. The following were in attendance: Dale Mumford, Commissioner; Dominic Cappella, Zoning Administrator; Missy Vanskiver, Asst. Clerk; Jack Hall, Town Attorney (out at 9:05); Shane Johnston; Archie Carroll; Anne Ogletree; Leo & Joanne Stepp; Nancy Gearhart; Denzil Cheek; Jerry Sutton; Dan Divilio, Times Record; John Balderson; Betty Jean Mumford; Joe Graham; Mike Redgraves; and Sarah Whitby.

President Epperly-Glover provided a summary of each issue and asked for comments.

Water and Sewer Rate Increases (Resolution R-07-09) – Joe Graham expressed that he is not in favor of the (water and sewer) rate increases, stated that the citizens have no other option than to pay the bill, suggested cutting staff to offset the increases, and said that the end result would actually be a 50% increase instead of the proposed 33% increase. Commissioner Mumford explained why the increase in rates is required and said that there have been many discussions concerning this issue. Denzil Cheek added that there are certain state regulations the town needs to follow, and that this increase will most likely be coming sooner or later. Sarah Whitby asked about BRF funds and if fees would increase if the number of users decreased.

Property Maintenance Code Modifications – Jack Hall stated that the town's current Property Maintenance Code is based on a model code, and that the proposed changes would basically allow tailoring the code to meet the town's needs. Mr. Hall also said that increasing the fines would put more teeth into the Ordinance, encouraging compliance. Nancy stated she thought increasing the fine amounts required a change to the town charter.

Ridgely Comprehensive Plan – There were no comments received during the Public Hearing regarding the Ridgely Comprehensive Plan.

The Public Hearings were closed and the monthly meeting was opened at 8:04.

Comprehensive Plan Adoption – Shane Johnston offered an overview of the Comprehensive Plan, which included the Municipal Growth and Water Resource Elements. Toby Gearhart stated that there were changes to the Comprehensive Plan recommended by the Planning Commission – the inclusion of a paragraph regarding the Cow Barn and minor changes that do not change the meaning or intent of the Comprehensive Plan. President Epperly-Glover read Ordinance #326. Mr. Carroll asked that the ordinance be adopted with the amendments. A motion to adopt Ordinance #326 with the amendments was made by Commissioner Mumford, seconded by President Epperly-Glover.

President Epperly-Glover read a resignation letter from Kathy Smith, resigning her position as Commissioner. Missy read the Treasurer's report. Reports from town departments were summarized by President Epperly-Glover.

### **Old Business**

SARF Extension for Cow Barn – Archie Carroll had requested an extension to 2012 for the Sewer Allocation Reservation for the Cow Barn. A motion to grant the extension was made by Commissioner Mumford, seconded by President Epperly-Glover, motion carried.

RVFD – Cell Tower – Commissioners Epperly-Glover and Mumford recently met with the Ridgely Vol. Fire Dept. regarding the cell tower and payments.

Central Perk/Sidewalks – There are three versions of the sidewalks/sidewalk café legislation; it will be sent to the EDC for review.

Rails-to-Trails Renegotiated Budget – Nancy said that the Rails-to-Trails budget has been renegotiated. Commissioner Mumford asked if the contract has been reviewed by an attorney; Nancy said it had not been since it was received that day.

Charter Review Process – No committee nominations have yet been made.

Celebration of Madge Thomas's 100<sup>th</sup> Birthday – Kay Hoffman stated that there will be a reception at the Ridgely United Methodist Church. There was discussion regarding the different celebrations and President Epperly-Glover gave Kay Hoffman the citations that had been received for Ms. Thomas.

### **New Business**

PSB Refinance loan – Jack Hall added three new sections for the tax cap and reviewed the process. A motion to accept and sign was made by Commissioner Mumford, seconded by President Epperly-Glover, motion carried.

MDE Loan – will be addressed at the October 5<sup>th</sup> meeting.

Resolution for Borrowing Authority – A motion to approve was made by Commissioner Mumford, seconded by President Epperly-Glover, motion carried.

WWTP completion delayed 2 months – URS has agreed to remove and replace the floor due to their elevation miscalculations; completion will be delayed by two months.

Personnel Manual – The manual is scheduled to be adopted Oct. 5<sup>th</sup>, but should be distributed to employees on Sept. 22<sup>nd</sup>. President Epperly-Glover thanked Commissioner and Mrs.

Mumford for their work on the personnel manual and read the recommendations that had been made by Kathy Smith. A motion to accept the personnel manual as drafted was made by President Epperly-Glover, seconded by Commissioner Mumford.

Nancy Gearhart asked about the process for the introduction and adoption of an ordinance.

Adopting 2006 International Property Maintenance Code with Amendments – A motion to adopt the 2006 International Property Maintenance Code with the 8" grass amendment was made by Commissioner Mumford, seconded by President Epperly-Glover, motion carried. A motion to require a permit for one unregistered vehicle was made by Commissioner Mumford, seconded by President Epperly-Glover, motion carried. Addressing the schedule of proposed fees was deferred until the Oct. 5<sup>th</sup> meeting.

Water and Sewer Rate Increase – A motion to accept the Resolution R-07-09 to increase the water and sewer charges was made by President Epperly-Glover, seconded by Commissioner Mumford, motion carried.

There was discussion about Christmas in Caroline; both President Epperly-Glover and Commissioner Mumford agreed for the town to participate again in the flyer. President Epperly-Glover reviewed the Town Administrator selection process. A request from Jimmy Dunn to stop billing for town services until he returns to Ridgely was approved. A letter regarding an issue with a tree at 307 Maple Avenue was discussed; Nancy Gearhart stated that she is taking care of the situation since the tree in question is on her property. It was stated that the annual Christmas Parade will be on Saturday, December 5<sup>th</sup>.

**Adjournment** – A motion to adjourn at 9:37 was made by President Epperly-Glover, seconded by Commissioner Mumford, meeting adjourned.

Respectfully,

Missy Vanskiver  
Asst. Clerk