

**Commissioners of Ridgely  
Minutes  
September 13, 2010**

The September Town Meeting was held in the Ridgely House on the above date at 7:00 pm. Dale Mumford, President; Linda Jo Epperly-Glover, Commissioner; Anthony Casey, Commissioner; Diane Wojcik, Town Administrator; Keith Berry, Police Officer; Stephanie Berkey, Assistant Clerk; and Carol Balderson, Town Clerk; were present.

The following folks were also present: Betty J. Mumford, Anne Ogletree, Dan Divilio – Times Record, Archie Carroll, Gary Vogt, Karen Jenkins, Cathy Schwab, Rick Schwab, Leo Stepp, Don Purdy (in late), and Jerry Sutton (in late).

**Opening** – President Mumford opened the meeting with the Pledge of Allegiance and a moment of silence for those who serve us, and our Police Chief.

**Minutes** – Commissioner Epperly-Glover made a motion to approve the minutes of August 2, seconded by Commissioner Casey. Passed.

**Treasurer's Report** – Clerk reported bank account balances as follows: General Fund - \$110,844.25, Sewer Fund - \$25,302.03, and Water Fund - \$7,618.65. Bill list and check register report presented to Commissioners.

Need to move some funds over for water and sewer.

President Mumford explained the refinance of the street loan and Ridgely House. The original promissory note was for one year. The paperwork is being changed to a 15 year loan.

Commissioner Epperly-Glover made a motion to approve the loan, seconded by Commissioner Casey. Passed.

Review of Department Reports.

**Police Dept.** – President Mumford said they are working to hire a part-time officer. A retired State Trooper is being considered. Commissioners need to schedule a meeting with him.

**Public Works** – President Mumford said Public Works would like the commissioners to consider a continuation of the part-time position. Tabled for now.

President Mumford said they still don't know when the water tank folks will be here.

Commissioner Casey said he thinks it will be too late in the season. Commissioner Epperly-Glover agreed.

President Mumford said we need a definitive time from them.

Betty J. Mumford complained about the condition of the playground at Martin Sutton Park. She said when she was down there with her grandchildren the grass had not been cut, and it needs mulch that meets specs.

Commissioner Epperly-Glover reported that some folks had complained to her that the lights were out in the park pavilion.

Commissioner Casey said Public Works has asked for more help; there aren't enough people to take care of all these things.

Diane will check on mulch made from ground up tires.

Discussion on sign posting in the park.

**Town Administrator** – Report attached.

The commissioners agreed with the water/sewer minimums for empty houses that Diane presented: Sewer - \$50., Water - \$25., BRF - \$7.50 – Total of \$82.50/qtr.

Diane will draft an ordinance for review at the Work Session.

Dick Mezick requested a reduction in the quarterly utility bill for his rental since tenants will only be there for about one month of the quarter. Water had been turned off.

Commissioners turned down his request for a break.

The commissioners agreed to extend Archie Carroll's Cow Barn allocation for 3 years (May, 2014) since he was unable to do anything due to the Town's sewer issues.

The commissioners gave Diane permission to attend the Annual Governor's Conference on Housing and Sustainable Communities on October 5 in Baltimore.

Bids for painting – Commissioner Casey requested references for the three bidders.

Diane suggested they hire the company that bid on painting the doors to do them before winter (\$1,000). Energy audit is to be done this week. Commissioner Casey suggested waiting until the energy report comes in.

Diane presented a letter for SHA requesting a traffic light - signed by President Mumford.

Karen Jenkins said she is trying to get some information concerning the Carriage House.

1) Who owns it/has responsibility for it?

Cathy Schwab referred her to Town meeting minutes in 2008.

President Mumford said the Town needs a written submittal requesting what she wants from the Town.

Old Business – Pool fill up/lawn irrigation-sewer fees? President Mumford tabled until September 27 Work Shop meeting.

New Business – President Mumford said JOK Walsh has suggested they consider eliminating personal property tax for commercial/industrial properties. Feels it discourages businesses.

Halloween will be observed on October 31 from 6 to 8 pm.

Request to purchase 600 trick or treat bags for school – Commissioners okayed.

Anne Ogletree said they met with the Planning Commission in August concerning the Cow Barn property. There is a "draft" ordinance which would allow the commissioners to put a Planned Redevelopment Floating Zone on the property at the same time the Façade Easement is executed. Two things are holding them up from presenting it tonight; 1) minor changes on the engineering plan, and 2) a letter from the county dealing with aforesatation. Hope to have these available September 27.

Anne said Mr. Carroll has some concerns for development. Costs for infrastructure would be about \$100,000, town impact fees of \$12,000 per unit (36 units), pumping station at about \$200,000, etc. Large investment before purchasing the property. Costs are scaring developers. Would like commissioners to consider reducing the impact fees. Mr. Carroll said the 3 items Anne mentioned are about \$730,000. The developer will have to run the sewer and water in. There has been some interest but costs are too high.

Accrued Annual Leave – Per discussions with the auditor, Stephanie presented two resolutions to the commissioners. Resolution 2010-04 is to modify the Employee Manual

by making an addition to Chapter 5; Section 5.1.2 Accrual Rate that clarifies the end of the fiscal year as the carryover date in order to be compliant with employment standards.

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Commissioner Epperly-Glover made a motion to accept Resolution 2010-04, seconded by Commissioner Casey. Passed.

Stephanie explained that there are 4 employees who have more time than is currently allowed to be carried over (one year's vacation).

Resolution 2010-05 is to modify the Employee Manual so that there is a method established to compensate the employees who's accrued vacation leave is affected by Resolution 2010-04. It establishes an option for handling the time for the 4 employees involved. Option 3 would give the employees until the end of FY 11 to use their accrued leave.

Archie Carroll suggested extending the time to 12/31/11. This would spread it out more. Commissioner Casey made a motion to adopt Resoluton 2010-05 with Option 3 extended to 12/31/11, seconded by Commissioner Epperly-Glover. Passed.

Cathy Schwab suggested reminders to employees of unused time.

President Mumford asked if anyone had any concerns with the Rail to Trail. Nancy Gearhart will be doing a walk through with Pace Design and Bramble on Wednesday.

Minutes of Closed Session for Aug. 16 concerning personnel regulations and MML expenditures – Commissioner Epperly-Glover made a motion to accept those minutes, seconded by Commissioner Casey. Passed.

Cathy and Rick Schwab presented information on the town clock; location (Railroad Memorial Park), etc. Would like to get it in before winter. Hoping to have installed in November. A contractor has offered free electrical work to install.

Gary Vogt reported that he owns two apartment houses in town (lives in one). Has concerns about water/sewer bills (one meter per building), BRF fees, rental inspections, etc. Feels the fees are exorbitant. Received a citation for not having apartments inspected. Has other inspections done now. Doesn't feel he needs to be paying for town inspections. Also thinks he's being overcharged for BRF.

Commissioner Epperly-Glover made a motion to adjourn at 8:25 pm, seconded by Commissioner Casey.

Respectfully submitted,

Carol A. Balderson  
Clerk