

Unapproved

Commissioners of Ridgely Minutes December 6, 2010

The December 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, Municipal Administrator; Keith Berry, Police Sgt.; Jack Hall, Town Attorney; and Carol Balderson, Town Clerk were present.

The following persons were also present: Dan Divilio-Times-Record, Jerry Sutton, Mike Redgraves, Cathy Schwab, and Rick Schwab.

The meeting was called to order with the Pledge of Allegiance and a moment of silence for those who serve our country.

Public Hearing – President Mumford opened the floor for questions or comments on the proposed Charter Amendment Resolutions and POD Ordinance.

There were no questions or comments.

Treasurer's Report – President Mumford said there is about \$60,000 that needs to be transferred to water/sewer funds. This money is being set aside for MDE payments. Commissioner Epperly-Glover made a motion to pay the bills, seconded by Commissioner Casey. Passed.

President Mumford said the budget is looking pretty good. Will have a report in January.

Police Report – Sgt. Berry reported that the Christmas Parade went smoothly.

The Chief is working on the request for reduced speed limit in Lister Estates.

Cathy Schwab asked about the number of calls for service. Sgt. Berry reported there were 1100+ calls this year compared to 900+ last year.

Mike Redgraves thanked the Police Dept. for their help with the Christmas Parade and for controlling traffic while the Lions Club put up the Christmas lights.

President Mumford talked about capacity issues for wastewater and the meeting with MDE. Numbers are based on 3 years; we are running a high number due to weather issues. MDE didn't seem to have a problem with where we are. They are to send a letter confirming allocations are okay.

Town Administrator's Report – Diane reported as follows: Since Cary will be unavailable on the 16th, Chris Jennings is going to file a motion with the judge to postpone the trial (Hopkins) if he believes it will be necessary for us to again present testimony as to violations. Otherwise, the matter will be procedural and he will handle it. Per JOK Walsh, plywood covers have been put over the steps of the caboose and ladders to prevent entry. They will be painted to blend with the caboose. This is to preserve the status until more is learned and decided about moving it.

Diane asked for approval to get the carpets cleaned (\$180). Commissioners okayed.

Diane reported that she has been in touch with the Dept. of Housing about submitting a grant application for I & I studies; preliminary engineering only. She said we could also submit an application in March or April for street improvement funding limited to \$800,000 at one time.

Commissioners approved application.

President Mumford asked Jack Hall about the Hopkins case going back to square one.

Jack said it is not, Mr. Hopkins said he didn't know about the trial date. He was served. Diane reported the Energy Audit is still in process. She had several more papers to complete. Their baseline analysis is that we need to install R-38 insulation in the ceiling of the second floor and we need 23 internal storm windows using existing windows. Can't replace existing windows for historical reasons.

Diane gave the Commissioners a copy of a proposed sign for announcing town events, changes of routine, etc. Does not have a price on this type of sign because it would need to be bid out.

Diane reported that she received a call from Jeannie Belanin regarding the Impact Survey – estimated cost would be \$10,000. Proceed, or use the average of others that she collected – around \$9,700? This is relevant because we have received the proposed Façade Easement for the Cow Barn property.

President Mumford suggested asking P & Z to look into this.

Commissioner Casey said he would like to see a copy of the breakdown for the other towns.

Diane said she received a call from CNB Bank regarding state loan. They would like to work with us after the end of this fiscal year, can't do anything now. Queenstown Bank said they cannot do anything at all. PNC Bank said they would talk to us after June. They would not require collateral – 15 to 20 years at a better rate. She suggested 2 or more payments per year to cut into the interest.

Diane researched special taxing districts regarding the Tech Park. The funds collected are usually used for borrowing capabilities. They are not usually established under \$1,000,000. The County, being the owner, would have to initiate it. They would need 66 2/3 approvals of adjoining owners. It is complicated, time consuming, and expensive. Diane has been working with the County P & Z regarding the Seward Rd. potential connection. The County Water and Sewer Plan states that the lots are to be re-zoned and meet requirements for a "Priority Funding Area" before anyone can hook up. She is in touch with Leslie and they are working on it.

Diane reported that she contacted George Jamar regarding the tennis courts. They should be able to transfer some of the county grant money to cover them. He is waiting for an estimate from American Tennis Courts.

Diane said a citizen inquired about getting a credit for their electric bill for the Christmas lights. ? Commissioners said no.

The Schwabs said there used to be an amount suggested - \$10?

Diane said she got news today from MEMA. The Mitigation Committee identified preliminary approvals for the Notice of Interest applications. The application for the Ridgely Fire Station Hardening Project was identified for further review. Tim Gunderson will work with her to provide more information to them. Also, the Notice of Interest for the property on Liberty Street drainage project is also being reviewed for possible funding.

Diane reported we could get a maximum of \$900,000 for the Fire Dept. Can apply in March for CDBG (\$800,000), and use that as a match against USDA. We would have a nice little pot.

Price for Fire House is \$2,700,000. Thermo heating goes into the ground, a mitigation pond, a stand-by generator, etc. It will be more than a fire house, with sleeping quarters, training facilities for fire and police, etc.

Diane asked to meet with the Commissioners for a few minutes after the meeting.

President Mumford talked about a reduction in the trash fee (\$6.10 per household) due to not having to haul the trash to Easton,(to be reviewed at the next meeting). This is to be retro back to Sept.

Cathy Schwab talked about the Christmas ornaments (Town owes Historical Society).

She also thanked the Town for help with the Town Clock.

President Mumford and Mike Redgraves talked about Russ Griffith doing the Christmas lights over numerous years.

Charter Revisions – Jack Hall reviewed – Resolution #1 – Section 4 - Hours of election to be set by ordinance, deletes a requirement that a candidate for Commissioner own real estate, and reduces the required period of residence from 2 years to 1 year.

Resolution #2 – Section 5(c) – Procedures to remove a requirement of ownership of real estate from a candidate’s Statement of Candidacy, and to allow the Statement of Candidacy to be determined by ordinance.

Resolution #3 - Removes Sections 14 through 22 of the Town Charter containing obsolete provisions relating to the assessment and collection of annual real estate taxes and replaces them with new Sections 14 through 18 to bring the charter into conformity with actual practice. (Caroline Co. holds tax sale for delinquent taxes.)

Resolution #4 – Adds a new Section 19 – Passage of ordinances; effective date.

Ordinances shall not be passed at the meeting at which they are introduced and will become effective at the expiration of 20 calendar days following passage unless a petition for referendum is filed.

Resolution #5 – Adds a new Section 20 – Referendum (procedures)

Resolution #6 – Adds a new Section 21 – Recall – Provides that a commissioner may be removed from office prior to the expiration of that commissioner’s term. Commissioner must have held office for at least six months and only one recall petition may be filed during such term of office.

Resolution #7 – Amends Section 37 – Deletes authority to establish and maintain a Fire Department.

Jack Hall said if these Charter Amendments are passed tonight there will be a period of 40 days which allows 25% of the voters to petition any of them to referendum. If there is no referendum they become effective January 25.

A summary will run in the newspaper for 4 weeks.

President Mumford asked about conducting business at the third Monday meeting.

Jack will check on this.

President Mumford also asked if uncollected taxes includes fines and fees.

Jack said when fees, etc. have been added over the years he has written them so that does get covered. Need to check on these.

President Mumford asked about election hours – 7 am to 7 pm. Schedule a break in there?

Jack said the hours would be set by ordinance.

President Mumford read the description of Charter Amendment Resolution #1.
Commissioner Epperly-Glover made a motion to accept Amendment #1, seconded by Commissioner Casey. Passed

President Mumford read the description of Charter Amendment Resolution #2.
Commissioner Epperly-Glover made a motion to accept Amendment #2, seconded by Commissioner Casey. Passed

President Mumford read the description of Charter Amendment Resolution #3.
Commissioner Epperly-Glover made a motion to accept Amendment #3, seconded by Commissioner Casey. Passed

President Mumford read the description of Charter Amendment Resolution #4.
Commissioner Epperly-Glover made a motion to accept Amendment #4, seconded by Commissioner Casey. Passed

President Mumford read the description of Charter Amendment Resolution #5.
Commissioner Epperly-Glover made a motion to accept Amendment #5, seconded by Commissioner Casey. Passed

President Mumford read the description of Charter Amendment Resolution #6.
Commissioner Epperly-Glover made a motion to accept Amendment #6, seconded by Commissioner Casey. Passed

President Mumford read the description of Charter Amendment Resolution #7.
Commissioner Epperly-Glover made a motion to accept Amendment #7, seconded by Commissioner Casey. Passed

PODS – President Mumford said there is a proposed ordinance to amend Chapter 75 – Building Construction, by adding a new 75-10, to regulate mobile storage units. President Mumford asked Jack Hall about 5.) “No portable storage unit shall be placed on any one property in excess of one hundred eighty days in a calendar year.” He said “in a calendar year” should be stricken.

It was agreed to hold the ordinance for Planning & Zoning clarification.

President Mumford suggested one meeting in January – Jan. 10. Agreed.

Commissioners adjourned to Executive Session at 8:15 pm to discuss some personnel issues.

Respectfully submitted,

Carol A. Balderson
Clerk

