

COMMISSIONERS OF RIDGELY  
TOWN MEETING  
AUGUST 1, 2011

The August Commissioners Meeting was held in the Ridgely House on the above date at 7:05pm. In attendance were: President Dale Mumford, Commissioner Linda Epperly-Glover, Commissioner Anthony Casey, Town Administrator Diane Wojcik and Clerk-Treasurer Stephanie Berkey. Also in attendance were: Jerry Sutton, Joanne Shipley, Dan Divilio, Archie Carroll and Jack Hall.

President Mumford opened the meeting with the Pledge of Allegiance followed by a moment of silence in honor of those serving our country.

President Mumford apologized for the late start to the meeting. The Commissioners had an Executive Session prior to the Town Meeting.

**APPROVAL OF MINUTES:** Commissioner Epperly-Glover made a motion to approve the minutes from the July 18, 2011 meeting. 2<sup>nd</sup> by Commissioner Casey unanimous approval.

**TREASURER'S REPORT:** Bills were presented to the Commissioners. Commissioner Epperly-Glover made a motion to pay the bills, 2<sup>nd</sup> by Commissioner Casey, unanimous approval. Total General Funds - \$135,895.98, total Sewer Funds - \$175,363.03 and total Water Funds - \$64,770.95. President Mumford commented that it looks like we are going to be about \$100,000 in the black, but allowing for depreciation would bring it down to about \$30,000. Jerry Sutton commented that we had a \$280,000 general budget deficit two years ago the State required us to have a plan to get rid of it. In two years we will probably be done with the deficit.

**POLICE REPORT:** Diane reported for Chief Foster that the July 29<sup>th</sup> bid for the car is good until October 31, 2011. The loan is set up for 60 months with a loan payment amount of \$452.54 through Ford Credit for the 4wd Ford Escape.

**WATER/WASTEWATER:** The Commissioners discussed the broken valve in the water tank. Commissioner Casey said that the problem with fixing the valve is that there is so much pressure on it that if someone were to try and work on it, it could become a life-threatening situation. We need to figure out how to relieve some of the pressure off of the valve so that it can be replaced. President Mumford said that the company that was to clean the tank did get a look inside of the tank and it does look good, other than needing to be painted. Commissioner Casey said that we have some quotes, but that there is a contract with the company that works on the tower and perhaps they need to fix it. Commissioner Epperly-Glover agreed that that was the idea of having this contract years ago when they signed it. The town has paid them a lot of money over the past years for this contract. President Mumford said that the problem is that the crew travels across the country so scheduling is a problem and weather is an issue. Commissioner Casey explained that summer is better because in spring and fall there are abrupt changes in temperature that cause the inside of the tank to sweat, which would not allow the painting to proceed. Summer is the only time of year that you can do this type of work.

**PUBLIC WORKS:** There was no report from Public Works.

President Mumford said that we need to be working on our letter to the State Auditor outlining our plan to relieve the deficit before our audit begins.

**TOWN ADMINISTRATOR:** Sprinkler Systems: Diane led a discussion regarding the requirements for sprinkler systems in new homes. Greensboro and Centreville have changed their policies to only include new construction of homes of 2 or more dwellings. Commissioner Casey agreed that that was not a bad

idea. President Mumford asked about getting the fire department involved in this matter. A discussion followed regarding what is involved in the process of installing the sprinkler systems and the problems that arise from them. It was decided by the Commissioners that they would invite the fire company to attend the next workshop meeting to discuss this situation further and have Jack Hall work on amending the ordinance.

Town Commissions: Diane sent letters to the Economic Development and Planning and Zoning members asking for any recommendations and thanking them for their service. We are looking for people to serve on these commissions, if anyone knows of someone that might be interested please let Diane know.

Christmas Lights: Diane asked if the Commissioners would contribute to the Christmas light fund. Commissioner Casey asked for more information regarding the numbers before the Commissioners decide.

Comcast: We are getting our phone coverage through Comcast and hope to save at least \$2,000 a year. Lions Club phone books are now being done through the Historical Society. They are in the process of preparing a new book. Last time the Town bought a full page ad. Do we have approval to do another full page ad? Commissioner Epperly-Glover motioned to approve the full page ad, 2<sup>nd</sup> by Commissioner Casey – approved.

The Town will be changing from Paychex to ADP to process payroll. They will save us up to \$800 a year.

Allied Waste: Their last bill showed an increase of \$16 for dumpsters. Diane contacted John Neyman and the price will be rolled back from the \$74 to \$58. That will save us \$1,150 a year from the new price and we do not have to raise the rates to the businesses.

Letter to Funders: Diane has asked to have Ridgely considered a recipient for the housing grant funding and the Commissioners had agreed that we could handle it. The Department of Housing gave notice that it now needs to go through the County. Diane prepared a letter for the Commissioners to sign. President Mumford signed the letter.

Housing Preservation Grant: Diane is working with Habitat for Humanity for a housing preservation grant through USDA. Diane has prepared the application for submission, but there has to be an ad placed for public opinion to be considered. May the ad be submitted through our account? The Commissioners unanimously agreed that this was ok.

The Historical Society will be having a fall event on October 30, 2011.

Tech Park: Diane has begun preparing a response to the County Commissioners regarding the tech park. She has not been able to locate the agreement from DBED that states they do not have to pay for the allocations. We will need a copy from them. Diane asked the Commissioners for suggestions or additions to the letter. The Commissioners discussed that the problem started because none of the players that developed the tech park are still here. We have asked to have meetings with the new Commissioners regarding the Tech Park and they have declined our request. This is why the letter was sent to the County. Mr. Carroll asked what it is that the Town wants. The Commissioners agree that everyone else has to pay for water allocations. We are short on water and sewer allocations and the tech park is holding up 77,000 gallons and should pay. We are being excluded from the management of the park and we want to set up a line of communication with the County. President Mumford gave a brief overview of the history of the park. Mr. Carroll asked if Orrell Saulsbury was still the liaison. Diane said he is no longer the liaison. Mr. Carroll suggested that perhaps we can check with Mr. Saulsbury to clear some things up. The Commissioners agreed and it was decided that we would invite Mr. Saulsbury to the next workshop meeting.

The Caroline Little League won the District 6 Championship. They then went on to win the Maryland State Championship. Next is the East Regional Tournament of Champions next week in West Haven, CT. They are working to provide funds for the upcoming trips. They have asked that the Commissioners make a donation on their behalf as 7 of the girls are from Ridgely! The Commissioner agreed to donate \$250.

Diane presented a packet to the Commissioners regarding Delmarva Power and new energy-saving HVAC equipment. There is an incentive to get 50% back and she does not know how long the incentive

will last. The air conditioning units in the Ridgely House are very old and the ones that do work are in need of major repairs. The Commissioners agreed that they would like additional time to review the packet and will get back to her at the workshop.

#### NEW BUSINESS

Commissioner Epperly-Glover made a motion to adopt Ordinance No. 2011-04 regarding chapter 136 – property maintenance grass cutting violation. 2<sup>nd</sup> by Commissioner Casey, all in favor. The ordinance was passed.

President Mumford discussed sending a letter to the Senate saying that we are opposed to the heavy trucks/triple trucks. These trucks are 3 48’ trailers pulled by one truck. They are dangerous and are bad for the roads. Commissioner Epperly-Glover made a motion to send a letter to the Senate regarding this matter, Commissioner Casey 2<sup>nd</sup>.

The next meeting will be a workshop meeting on August 15, 2011. Because of the upcoming Labor Day holiday, it was decided that the Town meeting for September would be combined with the workshop and held on September 19, 2011.

#### OLD BUSINESS

Cowbarn/Façade Easement: Jack Hall gave an update on the Cowbarn development project. The façade easement is drafted and ready for the Commissioner’s review. The land’s necessary rezoning must be introduced via ordinance by the commissioners and be subject to a public hearing (for September 19th). The Commissioners must produce a finding of facts to approve the new floating zone designation for the Cowbarn property. Mr. Hall requested that the Planning Commission take another look at it to see if any changes have been made, but the plans do not need to go through another planning and zoning public hearing. Mr. Hall indicated that he does not expect this to be completed before Halloween.

#### PUBLIC COMMENT

Joanne Shipley gave an update on the tree commission. The trees on route 480 at the Martin Sutton Park are full of bugs and the bark on the trees is being chopped by weed eaters. The commission has mulched the trees and had them sprayed for bugs. Joanne also indicated that they had received more funding for 10 additional trees.

Jerry Sutton said that the Schwabs had been in touch with the previous owner of the caboose and he has indicated that he would like to help fix it up. There is also a model train club that is interested in helping as well. Diane indicated that there are also some employees from Maryland Environmental Service that are also interested.

Mr. Carroll discussed the closing of Batter Up and the potential of having the EDC contact Sam (of Sam’s Place, former owner) or other potential buyers. Mr. Carroll indicated his willingness to help. The Commissioners discussed trying to get the EDC back together as we would all like to see businesses thriving in town.

Commissioner Epperly-Glover made a motion to adjourn the meeting, 2<sup>nd</sup> by Commissioner Casey. The meeting was adjourned at 8:10pm.

Respectfully Submitted,  
Stephanie Berkey  
Clerk-Treasurer