

COMMISSIONERS OF RIDGELY
WORKSHOP
AUGUST 15, 2011

The August Commissioners Workshop Meeting was held on the above date at the Ridgely House. The following were in attendance: President Dale Mumford, Commissioner Linda Epperly-Glover, Commissioner Anthony Casey, Town Administrator Diane Wojcik, Clerk-Treasurer Stephanie Berkey, Assistant Clerk-Treasurer Melissa Leonard, Water and Wastewater Superintendent David Crist, Chief of Police Gary Foster, Codes Administrator Cary Malkus, Jack Hall, Orell Saulsbury, Rick and Cathy Schwab, Jerry Sutton, John Hurley of Ridgely VFD, Larry Iseminger and William Barnard of the MD State Fire Marshal's Office, Ray Lonabaugh of the National Fire Sprinkler Association, Terri Vacek and Eugene Kovell.

President Mumford called the meeting to order and departed from the agenda to discuss the fire sprinkler ordinance with the guest from the fire department and State Fire Marshal's Office. The Commissioners have been reexamining the ordinance as it is expensive for the contractors to connect into our current system as the connection has to be made in the street. John Hurley led the discussion and brought props of floor trusses to demonstrate how new construction is more dangerous to fire fighters. Bill Barnard spoke of how Underwriters Laboratories has determined that newer trusses are failing in as little as 5-7 minutes. Lightweight construction coupled with open floor plans makes it easier for a fire to spread rapidly. The contents in our homes today are also highly combustible and UL has determined that the "flash over" rate has gone from 30 minutes in older home furnishing to as little as 3 minutes with today's typical home furnishings. Larry Iseminger discussed that our current water system is adequate to supply a sprinkler system. There are alternatives to connecting in the street. The homeowner can provide a water supply (pump + tank) and the cost is about \$2000 as opposed to tearing up the street. It was discussed that it would be a good option for a home that has been rebuilt in town. New developments, however, would be able to use the 1" connection for the sprinkler system. After the discussion President Mumford thanked our guests for coming and sharing the information to the Commissioners.

Tech Park – President Mumford led the discussion on the tech park by introducing Orell Saulsbury, who was involved with the tech park in the early stages. He explained to Mr. Saulsbury that the town is trying to reconstruct what has happened with the tech park, as it was built on the premise that times would stay good and now the town is stuck with the costs. Mr. Saulsbury began by saying that the County's plan was to bring higher paying jobs to the area. The County purchased the Hayman farm. The grant proposal for phase one was drawn up for EDA to provide infrastructure for build out capacity. The funding came from 3 places: the County committed 300,000 to the project, EDA committed 2.1 million and the State had committed 3.1 million dollars and then walked away from the commitment. The County chose not to push the issue with the State and after the change in the County Administration the County lost interest in the Tech Park. If the County had received the funding there would have been money for architecture design/guidelines, a covenant, and an administration building. When phase I was designed it was anticipated that it would take 12,000 gallons of w/s capacity. The allocations were to be paid for by the County. The county wanted to connect into the Bell Street pumping station. The town submitted a proposal with 2 options: the county would pay for the allocation as they developed it or the County could pay the Town \$207,000 for the upgrade to the Bell Street pumping station and then the town would abate all water/sewer allotment and connection fees on the Phase I development, which the County chose. As far as Mr. Saulsbury knows the town was paid those funds. Mr. Saulsbury gave more of the history and said that he agrees that the facility needs to be marketed. President Mumford agreed and asked for guidance as to where do we go from here as the County Commissioners have refused to meet with us. Mr. Saulsbury said that a marketing plan needs to be put into place and no one in the County is working on this. Until the County moves forward the Town does not have the wherewithal to do what needs to be done out there. He shares our frustration. The Commissioners thanked Mr. Saulsbury for coming to the meeting and appreciate anything that he can do to help the Town.

TREASURER'S REPORT : A motion was made by Commissioner Epperly-Glover to approve the minutes from the August 1, 2011 meeting. 2nd by Commissioner Casey, approved.
A motion was made by Commissioner Epperly-Glover to pay the bills, 2nd by Commissioner Casey, approved.

POLICE REPORT: The vehicles have been ordered for delivery in September and October. Residents on Seward Road at Lister Lane are concerned about the intersection and would like a stop sign at the intersection. A discussion ensued regarding the intersection and Commissioner Epperly-Glover made a motion to put a stop sign at the intersection. 2nd by Commissioner Casey, unanimous approval.

W/WW: David Crist reported that we need to get the valve fixed on the water tank. He has 3 bids, the lowest was around 10,460 and they do everything. He can try to schedule the fix for fall and cleaning for the spring. Commissioner Epperly-Glover made a motion to use Underground Construction to fix the valve, 2nd by Commissioner Casey, unanimous approval.
President Mumford announced that David Crist will now be the Director of Public Works and Water and Wastewater Superintendent.

PUBLIC WORKS: Melissa Leonard discussed the recent water disconnection issues. This quarter we have hung 50 notices and disconnected 14 properties, 7 of which appear to be vacant. She presented a request from David Blizzard to refund the disconnect fee and a letter from Purnell Shortall for requesting reduced billing to pass on to his tenants. The Commissioners discussed the procedures for water billing and disconnection. It was determined for Mr. Blizzard that the Commissioners stand by the policy and will not abate the \$50.00 fee. In consideration of Mr. Shortall's request, President Mumford said that this cannot be done on an individual basis. Melissa suggested that we offer Mr. Shortall a payment arrangement and the Commissioners agreed.

PLANNING/ZONING: Commissioner Epperly-Glover made a motion to approve Cary Malkus as the new Planning and Zoning Administrator. 2nd by Commissioner Casey, unanimous approval.

MUSSELMAN BUILDING: Terri Vacek has been working with a plumber and Lane Engineering to try to find a middle ground for the problems they are having with 10 meters at the Musselman building. She proposed that they install one master meter, the cost of which to be paid by the Musselmans. A discussion followed. Commissioner Casey motioned that the Musselman building go to 1 master meter, 2nd by Commissioner Epperly-Glover, unanimous approval. The building will get one bill in September. Terri requested that the minimum be lowered and the Commissioners denied her request.

TOWN ADMINISTRATOR: Ordinance 343 was introduced to correct the wrong number of ordinance 2011-04.

The Chamber of Commerce is asking for our support to prepare a new county map and request \$500 in support. The Commissioners agreed and said that EDC funds should be used.

Archie Carroll is interested in reviving the Economic Development Commission. Diane is working to contact business owners and citizens to develop a plan.

Diane asked who has the authority in the town to sign legal documents. Jack Hall answered that it is usually the President of the Commission.

Diane will be attending classes regarding the sustainable communities designation. Arriving at this classification qualifies us for more grants. She received notification from CDBG that the Maryland Avenue resurfacing application was not accepted.

Diane presented packets to the Commissioners regarding new air conditioner units for the Ridgely House and the 50% grant funding from Delmarva Power. Commissioner Casey motioned to replace all of the units with 16 SEER units, Commissioner Epperly-Glover 2nd, unanimous approval.

Diane requested a \$800 contribution for the Christmas lights. The Commissioners will get back to her.

The advertisement for the Cow Barn Property is ready to go into the paper for the public hearing on September 19th. Planning and zoning will meet on the 22nd and will now be meeting on Monday nights. President Mumford said that the change needs to be published in the paper.

An article will be in the Times Record thanking the gardeners for the bump-outs.

After our workers compensation audit, it appears that we will be saving \$2,500 this year.

Diane would like for the Commissioners to consider repairing the balcony to the Ridgely House as the wood is rotting.

Diane has received 3 bids for updating the planning and zoning code and presented them to the Commissioners. Commissioner Epperly-Glover made a motion to accept the bid for \$2,750 from Mark Gradecak, Commissioner Casey 2nd Unanimous approval.

We have received a packet from Davenport and Associates regarding refinancing our USDA loan and Diane provided the information to Jerry Sutton as well as the Commissioners.

PUBLIC COMMENT

Cathy Schwab reported that she has received the first donation for the caboose - \$25 from Germantown, MD. Information for making a donation is on the Ridgely website. It was discussed which was the best way to proceed with either sandblasting, soda blasting or power washing. The Schwabs are going to be checking with Reading on this issue. The condition of the train station was also discussed as it is in need of repairs and painting.

The Historical Society is having a car show on October 30th in the Railroad Park. They plan to discuss parking with Chief Foster. The Fire Department would like to do safety week there as well.

The Commissioners have set trick or treating for October 31, 2011 from 6-8pm.

Commissioner Epperly-Glover made a motion to adjourn, 2nd by Commissioner Casey. The meeting was adjourned at 9:00pm.

Respectfully Submitted,
Stephanie Berkey