

MINUTES - UTILITY COMMISSION MEETING

July 5, 2011

MAYOR AND COUNCIL
UTILITIES BOARD MINUTES
July 5, 2011

The Mayor convened the Mayor and Council Utilities Board meeting on the above date at 7:00 P.M. All Councilmember's were present. The Town Manager was also present.

APPROVAL OF THE MINUTES:

Councilmember Price made a motion to approve the minutes of the Mayor and Council Utilities Board Meeting of May 31, 2011 as presented; Councilmember Frances seconded. All in favor, motion carried.

SEWER ALLOCATION REPORT:

The Town Manager read the sewer allocation report into the record.

THE FOLLOWING ITEMS WERE DISCUSSED:

The Town Manager read a letter from McCrone's outlining the engineering costs of the project on Catholic Avenue. The Mayor asked the Council how they wanted to proceed on this project. Councilmember Price expressed the need to have Catholic Avenue's water lines updated. Councilmember Price commented that it may also be possible to use the existing water lines for hydrant use only and then install a new water line for the homeowners which may help defray some of the cost. The Mayor asked Councilmember Nesspor to work with the Town Manager in getting additional information on the costs of the project. He asked them to look into the possibility of applying for a grant or a low interest rate loan to help in deferring the costs. The Mayor and some Councilmembers stated that they had talked extensively to companies at the MML Convention and that those companies were willing to come to Rock Hall, at no cost to the town, to look at the project.

John Toulson from the audience stated that his home and his mother's home on William's Street were having problems with iron in their water. His water was not as bad as Catholic Avenue but he had to change his water filters every two months.

The Council discussed that they should look into the chemical usage at the Water Plant. This may aid in the lessening of the iron before it moves into the resident's water lines.

With no other business to discuss a motion was made by Councilmember Price to close the meeting with a second from Councilmember Jones. Motion carried, meeting closed at 7:30 P.M.

Approved:

Robert E. Willis, Mayor

Olin B. Price, Councilmember

Susan A. Francis, Councilmember

Brian Nesspor, Councilmember

Brian Jones, Councilmember

MAYOR AND COUNCIL

WORKSHOP MINUTES

July 5, 2011

The Mayor convened the Mayor and Council Workshop meeting on the above date at 7:32 P.M. All Council members were present and the Town Manager.

APPROVAL OF THE MINUTES:

Councilmember Price made a motion to approve the minutes of the Workshop Minutes of May 31, 2011 as presented; Councilmember Nesspor seconded. All in favor motion carried.

THE FOLLOWING ITEMS WERE DISCUSSED:

The Mayor addressed the audience and the Council members that Councilmember Francis, liaison to the Museum Board, had reported at the Mayor and Council Meeting that the Museum Board was unanimous in the decision to combine all museums and relocate the museum to Main Street.

Robin Kurowski, a member of the Museum Board, gave several ideas on how to raise funds to help in the relocation. She stated that the entire Museum Board is excited about moving the relocation forward. The museum is currently at maximum capacity with many displays in storage for lack of room to display. She stated she would like to know the appraised value of the Main Street property so the Museum Board can determine if they can raise enough funds to do the project without selling the Chesapeake Avenue property.

The Mayor explained the Town's hotel and B&B tax must go toward tourism or economic development. Some of the proceeds are currently being used for the Town's webpage and the

Rock Hall Business Association. The Mayor has already discussed using half of the Business Association annual donation of \$5,000, to be used if the relocation of the museum project goes through.

The Mayor made a statement that previously the Council was unanimous in moving forward with the project of relocation of the museums to Main Street. Councilmember Nesspor and Councilmember Price voiced that they now were not in favor of the Museum project if it entailed the deposition of the Chesapeake Avenue property. Councilmember Nesspor feels that the Chesapeake Avenue property has real value to the Town as it already has a 12" water main on the property that could be used in the event the Town has to drill a new well.

Mrs. Reihl from the audience, requested the minutes from a Town Council Meeting from May, 1981, that discussed why the Town purchased the property.

The Mayor expressed his concerns to all, that keeping Main Street from large developers is a major priority of the Town. If a major developer should come in then it could possibly harm the small businesses on Main Street.

Dawn Jacobs expressed her concerns about the project of relocating the museum and feels that the expansion of the museum should be done here at its current location. She does not feel that the idea of a relocation and combination of the museum has been discussed enough to make any major decision.

Jay Jacobs stated that in the issue dated 6/23/11 of the Kent County News, the Council voted and approved, to get an appraisal on the Chesapeake Avenue property and also to give first right of refusal to him. Mr. Jacobs said he has received a certified letter asking him to remove his equipment from that property within 14 days. He did not feel he had been given adequate time to make arrangements for the removal of his equipment nor did he feel he was being treated fairly in respect to purchasing the property. He feels the property should stay in the town's possession for the purpose of access and egress to the property. He stated that at a previous meeting of the Town it was discussed that the other accesses to the Civic Center could be lost if another well had to be added. It could possibly leave only the Chesapeake Avenue for this purpose.

The Mayor stated he had not fully reviewed the recommendations from the Election Board and recommended that Council take it up at the next meeting.

The Mayor stated we currently have the Comprehensive Plan, if anyone now would like to ask any questions now, if not, will go over the plan fully at the next meeting.

The Mayor advised the Council that the Business Association would like to partner with the Town

to rent the Visitor's Center at the Village. The Town's cost would be \$1,350.00 more than what we are currently paying but the new location would give us more exposure. After the Council looks at the premises in the upcoming week, Linda Kimble, President of the Greater Business Association, needs to be contacted. Linda has someone who at no charge will finish the building to accommodate all the businesses information. It was decided to finish the discussion about the coop at the next meeting.

The Mayor gave the Council the history of the new street lights that were installed approximately 5 years ago. The town purchased and paid for the new lights. We now have 10 lights that are housed at the Public Works Building and the Mayor would like to have 3 of them installed at Chesapeake Villa Apartments. He feels this will help make it more secure for the seniors. He would like to be able to donate the lights and some of the installation costs in getting them installed. The Town Manager said Upper Shore Aging could be contacted to see if they could help with the cost of the installation. Councilmember Jones said the fire house would be interested in a couple of them and Councilmember Price said the Sgt. Preston Ashley Post #228 would be interested in some of them.

The Town Attorney followed up on the report from State of Maryland, Open Meeting Compliance Board. The Town could improve on the notification of change of meeting dates and how the Council moves into Executive Session. The Mayor said we now have changed to either e-mailing or faxing the Kent County News on any changes.

Lori Campbell made a written request for the Town to reimburse North Point Marina for black top completed at the marina and also on Walnut Street. She has requested 35% should be paid by the Town for the black top on Walnut Street. Councilman Jones asked the Town Manager to look at the amount of work done to see if he feels the requested amount is fair. If after reporting back to Council and he feels the 35% is an accurate amount, then Council agrees we should pay it. That amount could be paid directly to North Point Marina or could be used as a credit to the marina's utility billings. The Mayor also is going to talk directly to Mr. Campbell to clarify the amount they are asking the Town to pay.

The Mayor gave the Councilmembers the opportunity to discuss any issues they feel that need to be addressed. Councilmember Nesspor wants to know why he was not informed that Mr. Flynn was looking at the MFAC building. The Mayor advised him that his question would be addressed in the Executive Session. Councilmember Francis said she had questions about our Police Department. She approached Officer Moore and learned some insight into their jobs. She commended them on a job very well done. The Mayor then asked all Councilmember to please voice any issues that they may have at anytime.

Councilmember Frances questioned the Open Burning Ordinance in the Town. The Town

Manager advised that only the Environmental Health Department has the authority to issue permits for the open burning. The Town Manager will be sending a letter to the resident advising him that he must have the correct permit.

Councilmember Price called a motion to recess out of the Utility Board Meeting into an Executive Session under the Open Meeting's Law, § 10-508, Section A, Paragraph 1 & 2, on Tuesday, July 5, 2011, in order to discuss the acquisition of real property for public purchase in matters directly related to, thereto, and to consider preliminary matters, that concerns, the proposal for a business or industrial organization to locate, ban or remain in this state. This meeting will be held here in these Council Chambers. Councilmember Jones seconded the motion; all in favor, recess granted.

The Mayor reconvened the Mayor and Council Workshop meeting at 11:00 P.M. with no further discussion and no votes were taken.

With no other business to discuss a motion was made by Councilmember Price to adjourn the meeting at 11:05 P.M.; Councilmember Brian Jones seconded. All in favor; meeting adjourned.

Approved:

Robert E. Willis, Mayor

Olin B. Price, Councilmember

Susan A. Francis, Councilmember

Brian Nesspor, Councilmember

Brian Jones, Councilmember