

COUNCIL AND UTILITY COMMISSION MINUTES FOR THE TOWN OF ROCK HALL**TOWN OF ROCK HALL**

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**MINUTES - UTILITY COMMISSION MEETING
July 29, 2013**

MAYOR AND COUNCIL
UTILITIES BOARD MINUTES
July 29, 2013

The Mayor convened the Mayor and Council Utilities Board meeting on the above date at 7:05 P.M. All Councilmembers were present with the exception of Councilmember Francis. The Town Manager, Town Attorney, and Clerk Treasurer were also present.

APPROVAL OF THE MINUTES:

Councilmember Price made a motion to approve the minutes of the Mayor and Council Workshop Board Meeting of July 1, 2013 as presented; Councilmember Nesspor seconded. All in favor, motion carried.

SEWER ALLOCATION REPORT:

The Town Manager read the sewer allocation report into record.

THE FOLLOWING ITEMS WERE DISCUSSED:

The Mayor stated that Mr. Daniel Brewer is requesting a sewer credit. The Town Manager stated that we just received this letter today in regards to this. Councilmember Nesspor asked if Mr. Brewer knew that it was a one-time credit given, he wouldn't be able to ask for another credit again. The Town Manager said if he wasn't aware we would certainly make sure that he is. Councilmember Price asked if there was a bill made available to show as proof that the leak was indeed fixed. The Town Manager stated that he hasn't been notified, as of yet, letting him know that he needed to provide the Town with proof that the leak had indeed been fixed. It was in agreement with all that the credit to Mr. Daniel Brewer be tabled until he is notified by the Town to have proof provided that the leak had been fixed.

The Town Manager stated that Jason Smucker has come to us and talked about possibly doing something with that vacant lot right next to Mr. Dick Stephen's house on Catholic Avenue. I asked Stephanie to look into the records, they've never received a water and sewer bill, so I assumed that there was no water and sewer there. We found out later that there is water there. The only way that could be was if there used to be a house there. In talking to Butch, we've figured out that there used to be a house there some time ago, it did have water but it never had any sewer connected to it. They used an outhouse until the house was torn down. I can't explain why they've never been charged for water, for whatever reason it happened some forty (40) years ago. Now they want to develop this, my recommendation is that they should have to buy the sewer and once they do the billing will start right then, unless you have a means to handle it another way. Councilmember Nesspor stated that we should charge them for the sewer, if they have the water you can't charge them for that. Start a new building system as they go. Councilmember Jones stated that we should move forward with the Town Manager's recommendation. It was the consensus of the Board that if they decide to move forward with the property they are then subject to a sewer hookup fee and then will start a quarterly billing cycle from that point forth for water and sewer.

The Mayor stated that he had asked Stephanie for some information earlier in regards to out of town users and didn't get the info I was looking for so I don't really have any comment tonight. The Town Manager stated that we have some information here if you want to take it home with you to look over. Mr. Gren Whitman asked if the Town was going to collect the back due sewer revenue. Councilmember Price stated that we don't plan on collecting any back revenue.

With there being no further business, Councilmember Price made a motion to adjourn at 7:25 p.m.; Councilmember Nesspor seconded. All in favor; motion carried.

Approved:

Robert E. Willis, Mayor

Olin B. Price, Councilmember

Brian Nesspor, Councilmember

Brian Jones, Councilmember

MAYOR AND COUNCIL WORKSHOP MINUTES July 29, 2013

The Mayor convened the Mayor and Council Workshop meeting on the above date at 7:25 P.M. All Councilmembers were present with the exception of Councilmember Francis. The Town Manager, Town Attorney, and Clerk Treasurer were also present.

APPROVAL OF THE MINUTES:

Councilmember Nesspor made a motion to approve the minutes of the Mayor and Council Workshop Board Meeting of July 1, 2013 as presented; Councilmember Jones seconded. All in favor, motion carried.

THE FOLLOWING ITEMS WERE DISCUSSED:

Mrs. Amy Moredock was in attendance to give an overview of a few issues presented to the Board. Mrs. Moredock explained how the Planning and Zoning Department operates and implements the decisions that are made from within. She addressed the sign illumination issue; the demolition permits issue, the zoning and building code enforcement issue, and the bonds/letter of credit issue. There were questions asked and discussed among the audience members, the Council, and Town Attorney in regards to the issues mentioned by Mrs. Moredock. Mrs. Kate Johnson made a request to have the Mayor and Council take under consideration and discuss now how they feel about illuminated signs and if they do feel that they might be detrimental to our community perhaps they can make some sort of motion to move forward and ask planning and zoning to come up and craft some text that we can move forward on and vote on very shortly. Councilmember Price stated that he would like to better understand the current law as it's read in regards to illuminating signs and then at the next meeting then initiate that. Councilmember Price stated that he would like to see the specifics that you would like to see and then I can easily present them to the Council and to the Planning Commission and let me compare them. The Mayor stated that we can readdress this issue at the next meeting to move forward with.

Mr. Maloney was in attendance to discuss the projects involving the pieces of property he owns on Main Street. Mr. Maloney asked the Mayor and Council on some feedback on what they would like to see happen with those two pieces of property. Mr. Maloney asked if the Town had any incentives that they offer business people or developers to come in here and help move these projects along. The Mayor asked for an update on the Rock Hall Inn project. Mr. Maloney stated that the properties he just purchased on Main Street are going to be used as a learning process as he goes along to use in helping and aiding in the construction of the Rock Hall Inn project. There was discussion among the Mayor and Council and the Town Attorney in regards to Mr. Maloney's projects, with some questions that were raised by the audience. These questions were answered accordingly. The Mayor stated we would include this in the discussion in the next meeting; we'll have a conversation on what the Board is desirous of if anything for the Main Street area.

The Town Manager stated that we are in the process of doing a deed search in regards to the Scanlon property. Other than that there really isn't anything to report on.

The Mayor gave an update on the Adult Learning Center Program.

Councilmember Jones stated that the website committee has not met since our last meeting and there is nothing to report on.

The Mayor stated that there were some ruts placed in Mrs. Williams's property during the 4th of July fireworks. The Town Manager stated that he had Danny Usilton take a look at the property and he said he thought he could fix the damage for about \$500.00. The Mayor asked the Board if they would like the Town to take care of this or the Fireworks Committee to take care of it. Councilmember Jones made a motion to have the Town take care of having Mrs. Williams property fixed. Councilmember Price seconded. All in favor, motion carried. It was agreed to have Danny Usilton fix the ruts in Mrs. Williams's property.

Councilmember Jones stated that he had a bid proposal from Nilo Electrical that was supposed to be here tonight. The Town Manager stated that he had a phone conversation with Mr. Davidson. The Town Manager asked Councilmember Jones how much the bid amount was for in regards to this project (the installation of street lights at Chesapeake Villa).

Councilmember Jones stated that the bid proposal was for the amount of \$3,758.00. Mr. Davidson said he would be more than happy to split the cost with the town as long as his half was less than \$2,000.00; he had the authority to do that. The cost of the project split between the two would be \$1,879.00 each. Councilmember Jones made a motion to move forward with the bid proposal from Nilo Electrical Contractors to place lights in near the Chesapeake Villa park lot in the amount of \$1, 879.00. Upper Shore Aging will be billed the balance. Councilmember Nesspor seconded. Councilmember Price abstained from voting due to relations to Nilo Electrical. All in favor, motion carried.

Councilmember Jones made a motion to move into an Executive Session - Under the Maryland Open Meeting's Law, Section 10-508, Subsection A; Paragraph 1, and Subparagraphs 1 for the to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals. Councilmember Price seconded. All in favor, motion carried.

Councilmember Jones reconvened the Mayor and Council Workshop meeting at 9:10 p.m. We had a closed session; we had discussion with Legal Counsel concerning unauthorized actions by the Mayor on behalf of the Town. No action or vote was taken. We are back in open session at 9:13 p.m. Councilmember Price made a motion that the Council draft a letter to Mayor Willis stating that we no longer want him to act on his own without Councilmember's approval. Councilmember Price read a letter into record (letter is on file). Councilmember Jones stated that there has been a motion on the floor to send the Mayor a hand delivered letter. Councilmember Nesspor seconded. All in favor, motion carries unanimously. Councilmember Price made a motion to direct the Town Attorney to draft a Charter Amendment Resolution for recall for our consideration. Councilmember Nesspor seconded. All in favor, motion carries unanimously.

With there being no further business, Councilmember Price made a motion to adjourn at 9:15 p.m.; Councilmember Nesspor seconded. All in favor; motion carried.

Approved:

Robert E. Willis, Mayor

Olin B. Price, Councilmember

Brian Nesspor, Councilmember

Brian Jones, Councilmember