

TOWN COMMISSIONERS MEETING  
MINUTES  
May 25, 2010

The meeting was called to order by President Robert Gell at 7:31 pm. Also present were Commissioner Mary Carol Durange and Commissioner Joseph Letts. The Pledge of Allegiance was led by President Gell.

The accounts payable report was reviewed with Commissioner Durange motioning to "pay the bills" and all approved. 3-0

Minutes from the previous meeting (April 28) were reviewed with Commissioner Durange forwarding the motion to accept them with the exception of changing "Mick McMullen" to Edgar McMullen. This was approved 3-0.

Sgt. David Leas was in attendance to present the patrol report for April 2010.

Elvin Engel was present from Engel Architects to explain his findings relating to the 630 Water Street property and the code analysis for the "Change of Use" of this building. He explained the physical aspects of the present inadequacies in the structure and the need for testing for lead paint and asbestos. His estimate to overcome the present concerns range up to \$260,000. The building would also have to be made handicapped accessible.

Amy DeSimone was present to discuss the Northeast River marina lease regarding the encroachment slips. The lease for the ten slips is now due for renewal. Ms. DeSimone explained the location of the slips in question and the charge schedule. President Gell instructed Mr. Pumpaly to develop a lease renewal agreement for the marina.

**PUBLIC COMMENT:**

Rebecca Phillips spoke of 630 Water Street property with relation to an outside staircase mentioned for the building and/or any other changes to the exterior. She noted that any exterior changes must meet with the approval of the Town's Historic District Commission and possibly the Maryland Historic Commission.

Prosper Boudart spoke about the present condition of the Town's water tower and his concern for its appearance. Mr. Pumpaly explained that the tower was evaluated earlier this year and reported on the Town's effort to correct the appearance.

Steven Vandervort spoke about his experience with paint contractors for the water tower. He also spoke about the Boy's & Girls Club and his feeling that this club is a great asset to the Town and that it should be encouraged. He feels that the building (630 Water Street) does not need to be brought completely up to present code to function safely. It was revealed that the building is in the shoreline recreational zoning district and the land is in the Maryland Environmental Trust.

Edgar McMullen spoke about a condemned house on Frederick Street and how it may be able to evade the one year directive for improvement or demolition. He then spoke of the creek which goes under Cecil Street to suggest that it be officially called "The Run". Rebecca Phillips noted that the creek already has been designated as "Cherry Rum Run".

#### ADMINISTRATOR'S REPORT:

- It was noted that the 310 Cecil Street demolition project has been completed and the court date has been cancelled.
- The "C" Dock overhead electrical line removal is still with the Town's Attorney.
- The 320 Tasker Lane problem where they have ignored the Town's zoning regulations for years, is going forward to a court date.
- The plans for the sign at the Cecil House have gone forward with the receipt of two quotes. With Pollitt Signs of Havre de Grace being the lowest quote, Commissioner Letts motioned to have them construct the sign for the Cecil House. This was unanimously approved.
- President Gell spoke about the Holloway Beach study and a letter from the County explaining their long range plans and their plan to install sewer in that area within the next five years.
- The Trinity Woods playground project was presented to the Town engineers (URS) to prepare a site preparation proposal. The study would cost \$6,900 which is reimbursable via the grant along with the actual site preparation. It was revealed that the wording in the grant is more loose than first believed. Commissioner Letts made the motion to have URS prepare the study. Steve Vandervort indicated that from his past experience, more grant money would possibly be available in the future. The motion carried unanimously.
- Frederick Street recently had a serious water problem from a spring which had been running into a sewer main and was subsequently prevented from doing so thus destroying the road and flooding nearby yards. The problem was corrected by directing the water to a ditch across the street. Three quotes were received to fix the roadway. Commissioner Durange made the motion to use McQuirk Construction, as the lowest bidder, to repair the road. This was approved 3-0. It was noted that the repair will be partly reimbursed by H.I.E.
- A \$50,000 grant has been received for Waterway Improvement. Mr. Pumpaly suggested that thought be given on how to use these funds.
- President Gell spoke of having to quickly register to either serve on a committee or volunteer during the MML summer convention. Also there is a form to complete to submit any thoughts on proposed future legislation.
- The budget draft was presented and a date for a budget workshop was proposed. The Commissioners will get back with a solid date.

Commissioner Durange expressed her thanks to the Town and the Board of Commissioners for their patience and understanding during the past months while she completed her schooling.

Commissioner Letts motioned to adjourn the meeting and all approved with the meeting adjourning at 8:50. A short Executive Session then ensued.