

**Town of Perryville
Town Meeting Minutes
July 2, 2013**

ATTENDANCE: Mayor: James Eberhardt, Commissioners: Barbara Brown, Alan Fox, Ray Ryan, Town Administrator: Denise Breder and Police Chief Wernz.

The Town of Perryville Town Meeting was called to order at 7:00 p.m. by Mayor Eberhardt.

Pledge to the Flag

The Town Meeting in its entirety can now be listened to on the Town's web site at www.perryvillemd.org.

APPROVAL OF TOWN MEETING AGENDA

Motion was made by Commissioner Brown and seconded by Commissioner Ryan to approve the July 2, 2013 Town Meeting Agenda. **All in Favor: Motion Carried.**

APPROVAL OF MINUTES

Motion was made by Commissioner Brown and seconded by Commissioner Fox to approve the May 21, 2013 Work Session Minutes, the June 4, 2013 Public Hearing Minutes, the June 4, 2013 Town Meeting Minutes, and the June 6, 2013 Special Meeting Minutes. **All in favor Motion Carried.**

Mayor's Report-

Mayor Eberhardt asked for a moment of silence on the passing of a longtime resident of the Town of Perryville, Larry Perry, who joined the Perryville Fire Company at the age of 16 and served this community well and whose spouse had worked for the Town for 30 years. Mayor Eberhardt wanted to remind everyone with the upcoming holiday that unless you have a permit it is illegal to set off fireworks in Maryland. Mayor Eberhardt stated that there had been an increase in reports of muddy looking water in the past couple of months and that they are working to determine the probable cause. He encouraged to report it if you have that condition and what day it was and what time of day and how long it lasted to get a better understanding if certain conditions may be causing it and how it can be fixed. He also stated that there will be a Chautauqua event, historical performance impersonation of Amelia Earhart at the Perryville Middle School on Friday July 12 at 5 p.m., and the Diamond in the Rough Triathlon on Saturday July 13th at the Perryville Park.

Commissioners' Reports –

Commissioner Brown's Report-

Commissioner Brown reported on the various meetings that she attended throughout the month. She noted that they could still use some more volunteers to assist with the Diamond in the Rough Triathlon Event that is being held on July 13. Commissioner Brown stated that we have been working with someone who is planning to offer a Charter service using our pier; an agreement has been drafted and reviewed by our Council awaiting his signature. He will be offering historical and eco trips and various other venues.

Commissioner Ryan's Report-

Commissioner Ryan reported on the various meetings that he attended throughout the month and that Planning and Zoning Department, which he has now been assigned to, however they did not have a meeting this month.

Commissioner Fox's Report –

Commissioner Fox reported on the various meetings that he attended along with giving the Water and Wastewater reports for the month of June. He attended a meeting in regards to the water discoloration issue and stated that DPW has been taking samples and getting them tested and that nothing alarming has shown up, but they are still looking into the issue. He obtained some pertinent information while attended that MML Convention at one of the classes that he attended in regards to derelict and abandoned properties that he would like to present to the board in the near future.

Town Administrator's Report – Denise Breder

Ms. Breder reported on various meetings and items that she has been working on throughout the month.

Mayor Eberhardt inquired if we have heard from the State Highway Administration today in regards to the Rt. 40, 222 sidewalk project completion times.

Ms. Breder stated that she had talked with them; however, they did not give us an answer. They were meeting with their contractors today and she has not received any follow up emails regarding that meeting.

Treasurer's Report – Rachel Deaner

Ms. Deaner gave the bank balances and the Treasurer's report for the month of June and meetings attended.

Police Report – Chief Wernz

Chief Wernz reported on meetings attended and events and stats for the month of June. He has continued to work with the Architect for the new Police Building. They completed two grants, one which targeted underage drinking and driving and the other one for underage tobacco prevention and cessation.

Commissioner Brown inquired if the gate which had been moved at the park had been secured so that people could not drive around it at night. Chief Wernz commented that it has been taken care of and that posts have been put out there.

Outreach Report – Jesse Lilly

Mr. Lilly thanked the staff and board members who came out and supported the Chief Challenge event that they had on June 22nd, and the Public Works Department for their assistance with setting up for the event and cleaning up afterwards. The hours for the Outreach Program have been adjusted for the summer months to accommodate the members to include Saturday's. The Outreach Program was able to send five of their members through a scholarship grant to North Bay for a camping, recreational, and educational trip for the week.

Planning and Zoning Report –Mary Ann Skilling

Ms. Skilling reported on the Planning and Zoning Department and Code Enforcement for the month of June. She also announced that the Farmer's Market had started a couple of weeks ago, off of Roundhouse Drive and it has been well received and we are continuing to get new vendors.

From the Floor

Georgia Galicki, who resides at 1534 Ingleside Avenue, discussed concerns in regards to the proposed downgrade of starting prices for the homes that are planned to be built on the old Jackson farm property. She asked what the plan is to upgrade Cedar Corner Road to be able to accommodate the development because in its current state it will not be able to handle the additional traffic of possibly 160 more vehicles once completed and with the construction traffic itself. A lot of people use the underpass during rush hour traffic because it is very difficult to get in and out of the development onto 222 during that time and that road is not going to be able to handle that much more traffic.

Ms. Skilling stated that various options were presented but were very problematic so one of the resolutions proposed which was approved by the County was to put a mirror there as you are coming off of Route 40 to see people coming around the corner.

Barbara Gilden, 1214 Cedar Corner Road, commented that the roads are barely able to fit two vehicles now and the traffic is already bad enough without adding to it and it will add to the existing water discoloration problems that are already occurring.

Other concerns discussed were the safety of children walking to and from school from the development since there are no sidewalks, speeding that already occurs, along with emergency vehicles access once the new development starts. There was concern in regards to the traffic study, feeling that it had not been done at the appropriate times of day during morning and evening work hour traffic times and that it had not been done long enough, giving an unrealistic count of the amount of traffic that really goes through there.

Paul Kurzer, 24A Owens Landing Court, concerned over the prospect of lowering the base rate of the homes and the negative impact, brought up information he recently read from the Washington Post April 10 article, indicating that median home sale prices in Washington DC are at an all-time high and today posted by the Associated Press, May 2012- May 2013 median home price sales are at a seven year high.

Ms. Skilling stated that Mr. Geraghty, the developer of the property was present to discuss some of the Marketing Studies that had recently been done.

Mr. Geraghty noted that from June 2007 to April 2013 the average new home sales in Cecil County with statistics provided to them were down 43%. He noted that the reduction that they are asking for in the base cost is a 33% reduction, the size and the architectural design will not change but they must be able to remain competitive to develop and sell the lots. He also made note that the County is making him do improvements from their section of the road through to the underpass, including some widening and repaving.

Cindy Cannizzmo, who resides at 1646 Ingleside, inquired if adjoining lots to Gotham Bush could be sold without development, to which Mr. Garaghty replied that they could be sold to anyone, and could have been prior to this project because that portion was already in town limits.

Commissioner Fox noted that he shares their concerns in regards to the roads and water quality but that is not what is before us tonight, he would like to see a more written out structure on exactly what they are planning to build up there, what is going to be compromised to build at that price.

Commissioner Ryan had the same concerns as well in regards to building houses that would be \$100,000 cheaper; along with what plan that the Town has for the part of Cedar Corner road that they own to improve the road for the development.

Ms. Skilling commented that there is still Planning & Zoning issues in regards to the roads and other things that have not been finalized yet, the Planning and Zoning meet on the third Monday of the month at 6:30 p.m. and the agenda is posted on the website.

Mr. Garaghty stated that most of the cutback in the cost of the housing would be coming from his pocket, not the builders; he will have to reduce the lot prices because of the lower home price.

New Business –

Resolution 2013-21 - Cedar Corner Amendment to Annexation Agreement

Mr. Sussman noted that the Resolution did not have a set amount on it, purposely, in the event that they came up with an agreeable rate so if a motion was to be made it would need to include a rate once determined.

A Resolution which amends the Annexation Agreement that required a certain price of homes to be built pursuant to the Agreement for 28.6+/- acres of property located at Cedar Corner Road and annexed into the Town of Perryville in 2009 was presented.

Mayor Eberhardt asked the board if they had a motion to approve Resolution 2013-21 to amend the Cedar Corner Annexation Agreement.

There was no motion on Resolution 2013-21.

Resolution 2013-20 – Budget Amendment F/Y' 14

Ms. Deaner presented Budget Amendment 14-01 which included funds needed for a door entry system on the back door totaling \$5,000 from the Mayor and Commissioners Contingency. Budget Amendments 14-02 through 14-04 included funds needed for an actuarial study for retirees from the Mayor and Commissioner Contingency divided evenly among the various departments, totaling \$3,501.

Motion was made by Commissioner Ryan and seconded by Commissioner Fox to approve Budget Amendment Resolution 2013-20. **All in Favor: Motion Carried.**

Site Layout for the Police Department – Ralph Ryan

Two site layouts for the Police Department which were previously discussed by the Town Engineer at the last Work Session and reviewed by the board were presented for a decision to be made on which layout is preferred.

Ms. Breder noted that both of them addressed issues that were brought up and written down by the board members at the June 5th or 6th meeting

Motion was made by Commissioner Brown and seconded by Commissioner Fox to approve Site Plan #5 for the Police Department. **All in Favor: Motion Carried.**

Motion was made by Commissioner Fox and seconded by Commissioner Ryan to adjourn the July 2, 2013 Town Meeting at 8:45 p.m. **All in Favor: Motion Carried.**

Respectfully submitted,

Jackie Sample,
Town Clerk