

**Town of Perryville
Town Meeting Minutes
August 6, 2019**

ATTENDANCE: Mayor: Robert R. Ashby Jr., Commissioners: Michelle Linkey, Raymond Ryan III, Pete Reich, Robert Taylor, Town Administrator: Denise Breder, Finance Director: Debra Laubach, Police Lieutenant: Keith Budnick, Billing Clerk: Tara Blevins.

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

The Town Meeting was called to order at 7 p.m. by Mayor Ashby.

Pledge of Allegiance

Consent Agenda Items: Motion was made by Commissioner Linkey and seconded by Commissioner Taylor to approve the Consent Agenda Items as written, which include the July 2, 2019 Town Meeting minutes, the July 16, 2019 Closed Session minutes, the July 16, 2019 Work Session minutes, and the July 16, 2019 Special Meeting minutes, and the July 16, 2019 Closed Session Minutes. **All in Favor: Motion Carried.**

Approval of the October 30, 2017 Public Hearing Minutes

Motion was made by Commissioner Taylor and seconded by Commissioner Linkey to approve the October 30, 2017 Public Hearing Minutes as written. **All in Favor: Motion Carried.**

Commissioner Taylor -

Commissioner Taylor reported that the Wastewater Plant was in full compliance for the month of June and July, with the lab results to date. The reed bed project is complete, it was completed ahead of schedule and about \$60,000 under budget. The trees that were threatening the Sodium Chloride intake tanks will be removed by AMTRAK since they are in their right-of-way between now and September. We got a quote to replace all of the SCADA equipment, the computer hardware that controls the Wastewater Plant, which is around \$45,000 and also includes backup computers in the event the main one goes out.

Commissioner Reich -

Commissioner Reich reported that we did have a Planning Commission Meeting this past month. We had two property owners come in about rearranging their property boundaries. We had a concept plan for a 22 - house project on Charles Street. The preliminary plat for the Stewart subdivision, which includes Great Wolf, is going to be discussed at the August 19th meeting. He had a meeting with Ms. Breder on where we

are on the MS4 permitting and what is needed to finish up the first year and we are doing really well at this point.

Commissioner Linkey

Commissioner Linkey reported that DPW changed their hours to 6:30 to 4:00 p.m. The Cilfaldo building was completed and the Outreach Program is there now. The Little League Field should be completed around Labor Day.

Commissioner Ryan

Commissioner Ryan reported on behalf of the Fire Department. Last month they had 41 responses and 11 of those were for I-95, average 4.8 minutes response time, and 5 on scene per call. We hired three part time EMS personnel last month. Commissioner Ryan wanted to confirm that Dianna has the generic Fire Chief email address for future correspondence on their Planning and Zoning meetings in the event that a representative from the department may need to attend. In regard to his Commissioner report, he met with the Police Department a couple of times. Commissioner Ryan announced that tonight will be his last board meeting, he will be resigning effective the close of the meeting tonight, he and his wife are retiring and moving to South Carolina by the end of the month. He also announced that he will be resigning as the Fire Chief at their board meeting next Thursday night. The new Chief for the department will be the current First Assistant Chief, Brad Willis. He hopes that the support that he has been given will be continued with Chief Willis. He also wanted to thank the town employees and board members, and past board members who have been here throughout and to the community for their support as well.

Mayor Ashby's Report -

Mayor Ashby presented Commissioner Ryan with a plaque in recognition of his seven years of service to the town and wanted to thank him for the amount of time that he has spent with the Fire Company. He has been an asset to the Town, the County and everyone that he has worked and been involved with. Mayor Ashby reported that we received a large grant for the lighting at Lower Ferry Park. We have formed a volunteer committee for various events going on in town for anyone interested in being involved with. One of the events that is coming up is the Lower Ferry Festival, we will also be having the Wine and Beer Festival, and we will be having a Christmas parade and Christmas festival at Lower Ferry Park. He attended a Youth Panel meeting with Officer Nitz and Chief Miller. He went to Moon Nursery last week to look at some trees that we are looking to plant around Lower Ferry Park. He then met with Elkton Mayor Alt to discuss his project that they have going on which is a 700 million-dollar project on 213, projected to be built out in about 7 years. He also announced that tonight is National Night Out at the Fire house, which is going on now. He also attended a meeting with the Little League on Sunday to discuss some of their concerns.

Town Administrator Report - Denise Breder

Ms. Breder reported that the Green Team is going to have a planning meeting regarding the Town Sweep, which Commissioner Linkey has been very involved with. The next planning meeting is scheduled for August 14 at 5:30 p.m. here at Town Hall. We are creating a committee called Keep it Clean Perryville/K.I.C. Perryville, to keep enthusiasm going to encourage people to pick up and clean up trash and take pride in the community. Ms. Breder thanked Commissioner Ryan for all the work that he has done for Perryville and we have learned a lot from him. The rest of the report is on-line for anyone who wants to see it.

Treasurer's Report - Debra Laubach

Ms. Laubach reported on a few things that the Finance Department was involved in last month. They have been working to continue to finalize the Financial Statements including schedules for the auditors. The auditors did come in one day to perform preliminary testing. They also presented us with a list of confirmation letters to prepare and reports to produce for their regular audit, they will be on site August 19th - August 30th. She and Kelli met with representatives from Verizon to discuss options for all of our cell phone plans, which have not been looked at in several years. There apparently is a Government plan which is a much cheaper plan. We are waiting for their proposal which should save us several thousand dollars a year to switch to that plan. Ms. Laubach also reported that they are continuing with the training of Deb Hill in her new Accounting Clerk position.

Ms. Breder had forgot to mention earlier that the Code Enforcement position closes on August 9th.

Police Report - Lieutenant Keith Budnick

Lieutenant Budnick reported that they had two burglaries at two of the businesses in town, All About You Hair Cuttery and China Star. We later learned that Harford County had eight similar burglaries, and we are currently working with them. Lieutenant Budnick wanted to thank Commissioner Ryan for being their liaison as the Police Commissioner.

Planning and Zoning Report - Dianna Battaglia

Ms. Battaglia stated that her full report is on-line. Ms. Battaglia reported that she had an error in her report regarding the subdivision plan as part of the Great Wolf project meeting, she had in there that it was July, it is scheduled for August 19th. As everyone has noticed for years there has been a lot of trash and abandoned boats left at the marina. Some of those abandoned boats have been broken up and are in a dumpster and things are starting to get cleaned up. Ms. Laubach had mentioned that Deb Hill has moved to the Finance Department, leaving a vacancy in our Code Enforcement Department. She

reported that the George Washington Exhibit is extended for Saturday, and Saturday is also our Lower Ferry Festival. Ms. Battaglia was going to give an update on the condo's, but Mr. Stevenson is here tonight so she is going to have him give the update on the status of the condo building.

Commissioner Taylor inquired if she had a quick update on the possible changes to the Landlord/Tenant Code for the Town of Perryville.

Ms. Battaglia responded that they haven't gotten to that point yet, there are some revisions that we are still reviewing, and they have not gone to the Town Attorney yet. She wanted to thank Commissioner Ryan for his service.

Howard Stevens was here representing the Owens Landing Condos. He stated that thanks to Commissioner Ryan we only had 18 displaced families instead of 36 because of his due diligence in putting out the fire. He wanted to thank the Town of Perryville for all the work that they have done for them. They plan to have framing started on August 19th. The HOA has its own contractor, whose name is Gary Gregg, who will be taking effect after the steel has been approved and we put the first part of the framing in scheduled for the 19th. He will be building 18 condominium homes. We still have some problems with the steel, as of today we have an inch and a half of steel girder that needs to be removed, or the architect needs to redraw the plans. We have heard that the State Fire Marshall has said that we do not need to fireproof the steel, but we are waiting to get that in writing from them on their letterhead. The electrician had been in to start restoring the lines. The new contractor has promised to work seven days a week.

Commissioner Ryan stated that he has received complaints recently about people having grills on their decks, mostly from Owens Landing I and II. In his clarification with the Fire Marshall's Office, open flames are not to be used on decks, propane and charcoal. The indication is that electric grills can be used on decks, he is still waiting for confirmation on that.

Mr. Stevens stated that the board bylaws prohibit propane and charcoal grills.

From the Floor

Matt Roath, 437 Sumpter Drive, brought up concerns regarding the Little League project and the costs involved. He asked what the budget was for the ball field project.

Mayor Ashby responded that the contracted price was 1.8 million.

Mr. Roath asked where we were at now with that budget.

Mayor Ashby responded that we are around 1.94 million and around \$144,000 in changes.

Ms. Breder confirmed that there is about \$144,000 which includes change orders and non-contract cost as well.

Further discussion ensued in response to Mr. Roath's additional concerns and were addressed accordingly. The full information can be heard on the Town's website at perryvillemd.org.

Mayor Ashby noted that the project is only at 60% completion and that there is still time to address these issues. He will have someone there to check on the project twice a day for now on.

John Albanese commented that some of the changes that they had requested in some of the meetings have not been carried over and that they had not seen updated plans, we just had plans that we marked on at the one of the meetings, we did not ask for anything more than what we originally had. Now we are at the point where it has been built and it must be fixed. He does not feel that whoever designed the ballfield knew what they were doing.

Ms. Breder responded that there was a contractor hired to do a Civil Site design for all 3 phases of the project, it was not designed by the Town Engineer. The building itself was designed by three other contractors.

More discussion resumed regarding various concerns and the full information can be heard on the town website at perryvillemd.org.

Ms. Breder stated that she has the plan set with her and she can go over it with him.

A resident inquired if there was going to be a privacy fence between the homeowners at Otsego Street put up for all the guests that will be coming here.

Ms. Breder responded that there are significant plantings that go behind between Otsego Street and the field. We did have a meeting after reaching out to property owners inviting them to attend and she does have the minutes from those meetings and the plans for plantings which she would be glad to go over with them at another time.

Mayor Ashby responded that this is not finished and there will be other meetings on this, the project is only 60% finished at this time.

Continued discussion ensued between Mr. Roath and various staff and board members occurred regarding his concerns of the cost of the project which can be heard on the town website. Ms. Breder stated that she had the plans so that he could see what all was involved in this project.

Mrs. and Mr. Williams, who reside on Otsego Street, inquired if anything possibly can be done for them moving forward for what we have to deal with in regards to keeping people out of there yard when large events are happening since it is even closer to their yard now.

Mayor Ashby asked Ms. Breder to look into a possible privacy fence to protect the Otsego Street properties which would be affected when we get towards the end of the project.

Ms. Breder responded that she would but encouraged them to wait until the project gets further along to see what is going to be done and she showed them the plans for the plantings and gave them her card.

Mr. Albanese wants to be able to work through these problems and have a field that the kids can play on until the age of 16. They cannot go much longer with the loss of around \$20,000 in income by not having the field in action this year. He is going to try his best to make it successful and encourage his board to work with us to get this resolved in the next couple of months.

Mayor Ashby announced that they are having a golf tournament on August 23rd, with practice at 7 and tee off at 9.

Mrs. Albanese, representing the Little League, inquired who the Mayor was referring to on checking in on the project twice a day.

Mayor Ashby responded that it would be Ralph Ryan and Rocchi Construction has their Superintendent on the job site.

Mike Knell, who is a town resident and part of the Perryville Little League, brought up a major concern regarding the replacement of the backstop, issues with the press box and concerns of vandalism and the number of bleachers that are allowed now has decreased.

Further discussion ensued in response to Mr. Knell's concerns and were addressed accordingly. The full information can be heard on the Town's website at perryvillemd.org.

Commissioner Ryan appreciates that everyone came and presented their concerns regarding the project, but it is getting repetitive and is not going to be resolved tonight. The hope is that we as a board, the citizens and the Little League can sit down and work things out to the satisfaction of everyone. He requested to move on with the rest of the meeting.

Mrs. Myers, inquired about the sewer system testing that is happening tomorrow and that she read if you had a toilet in the basement that you should put something heavy on the toilet lid, she asked the ramifications of our homes with this test.

Commissioner Taylor responded that this was for the old downtown area, it does not affect Rustic Court. In the old downtown area they are blowing high pressure air through the pipes to blow all of the water out so that they can visually inspect the pipes, if you are in the old downtown low lying area and you have a toilet in the basement the pressure could potentially give you some backwash in your toilet.

Tim Myers stated that he attended a meeting in Charlestown and the Fire Department had talked to Al McCarthy. They brought up that they had a huge increase in calls to Amazon to the point that they cannot afford to continue to do it. The employees at Amazon can opt out of insurance, so if there is an ambulance call the insurance does not pay for it, so nobody pays the fire call. Mr. McCarthy had no idea that they were not getting reimbursed for those calls.

Commissioner Ryan has spoken with the Chief of Charlestown and the past Chief of Charlestown about the same thing.

Mr. Myers wanted to bring this up because you are getting ready to get a new hotel and if they can opt out of insurance, he does not want Perryville getting stuck with all of those ambulance call or fire call bills.

Commissioner Ryan responded that we occasionally have that issue with the casino. We are aware that there is an issue and the Perryville Fire Department is addressing some internal billing issues at their department and we realize that we are not going to get 100% of what we bill. He believes that the average across the County is about 60% of a return on your billing. He has his last Chief's meeting next week and he will bring this up and hopefully have someone continue the conversation on his behalf after he has gone.

New Business

Budget Amendment Ordinance 2019-13 - Debra Laubach

Ms. Laubach stated that Budget Amendment Ord. 2019-13 is for FY 19 and Budget Amendment Ord. 2019-14 is for FY 20.

Motion was made by Commissioner Linkey and seconded by Commissioner Reich to approve Budget Amendment Ordinance 2019-13. **All in Favor: Motion Carried.**

Motion was made by Commissioner Linkey and seconded by Commissioner Reich to approve Budget Amendment Ordinance 2019-14. **All in Favor: Motion Carried.**

Town Meeting Minutes
August 6, 2019

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Motion was made by Commissioner Linkey and seconded by Commissioner Reich to adjourn the August 6, 2019 Town Meeting at 8:08 p.m. **All in Favor: Motion Carried.**

Respectfully submitted,

A handwritten signature in cursive script that reads "Jackie Sample". The ink is dark and the signature is fluid.

Jackie Sample
Perryville Town Clerk