

BURGESS AND COMMISSIONERS OF MIDDLETOWN MARYLAND

TOWN MEETING MINUTES

REGULAR MEETING

October 28, 2013

The second monthly meeting of the Burgess and Commissioners of Middletown was called to order on October 28, 2013, by Burgess Miller at 7:00 p.m. in the Middletown Municipal Center, 31 W. Main Street, Middletown, Maryland. Present were: Commissioners Larry Bussard, Jennifer Falcinelli, Richard Dietrick, Tony Ventre and Christopher Goodman.

CONSENT AGENDA

2014 Joint Meeting Calendar

Town Minutes – October 14, 2013 Town meeting

Commissioner Bussard motioned to accept this consent agenda, seconded by Commissioner Ventre and passed unanimously.

PERSONAL REQUEST FOR AGENDA:

Richard Anderson, CQI Energy – Electric Power Generation Cooperative – Mr. Anderson presented the Board with several different scenarios on the power generation service rates from several different companies. The Town is currently in a contract with Washington Gas Energy that expires February 2014. Mr. Anderson is suggesting that the Town go with a 39 month contract starting February 2014 through May 2017 locking in a rate of \$0.05956 for power generation services.

Motion by Ventre to accept the 39 month proposal from Washington Gas Energy from February 2014-May 2017 with a supply service rate of \$0.05956, seconded by Bussard. Motion carried 6-0.

Unfinished Business:

RER Solar – Letter of Intent to move forward with the project – Drew stated that RER is requesting a letter of intent to move forward with this project. This letter will set forth their current expectations concerning the principal terms of the proposed lease, but does not create any binding obligations between the parties, except that for a period of six (6) months from the date of this letter, the Town will not solicit or engage in discussions or negotiations with any party other than RER.

Commissioner Ventre asked Drew to contact LGIT (our property insurance Co.) about any underwriting concerns that LGIT may have by adding the array of panels to our policy and what the cost will be to do so.

Commissioner Bussard motioned to conditionally approve the letter of intent to RER depending on what LGIT has to say about adding the array of panels to our policy, seconded by Ventre. Motion carried 6-0.

The Board will meet at 6pm. on November 7, 2013 to go over the proposals submitted from RER .

Update on Locust Court Waterline Project – Drew stated that included in the packets is a proposal from Mid-Atlantic Utilities with the cost to do this project. Drew stated there are 2 costs; \$130,340.00 if we go along the Fire Company's property or \$173,710.00 if we go along the Frederick County Public School property. Commissioner Bussard asked what the status of the easement along the Fire Company's

property was? James Goodman, president of the Middletown Fire Company stated that his board has agreed to accept the proposal with the Town increasing their donation from \$15,000/year to \$16,000/year. Commissioner Falcinelli stated that we need to sit down and look at the budget to see where we are going to take the money from to fund this project, but it's something that needs to be done and we owe it to our residents on Locust Court.

Commissioner Ventre motioned to accept Mid-Atlantic Utilities, Inc. proposal for \$130,340 and increase the MVFC donation from \$15,000/year to \$16,000/year, seconded by Commissioner Falcinelli. Motion carried 5-0-1(Goodman abstained).

Water & Sewer Billing Policy for Monthly Billing – Drew stated that the Water & Sewer Committee has reviewed this for some time now and have agreed on a policy for monthly billing. Commissioner Falcinelli stated that the goal is to implement monthly billing for the Glenbrook committee January 2014. In order to enact this we need to have a policy in place to do so. After much discussion, Commissioner Dietrick motioned to approve the monthly billing policy as presented, seconded by Commissioner Goodman. Motion carried 5-1(Bussard voted against).

New Business:

Discussion of change in the fees for plan submission – Chairman Carney is asking the Town Boards approval to implement electronic filing fees. Chairman Carney stated that if we start collecting this fee now this could offset the cost of the iPads the Board agreed to look at purchasing for the Planning Commission members in the FY2015 budget. The Board tabled this to next month to be able to discuss with Planning Staff.

Text Amendment request for change in Active Adult requirements – Drew stated that Farhad Memarsadeghi submitted a request to change the Active Adult requirements. Commissioner Falcinelli asked for staff to conduct a good comprehensive review of the zoning requirements for Active Adult communities in other areas. The Board accepted the text amendment and has forwarded to the Planning Commissioner for a review and recommendation to the Town Board before scheduling a public hearing.

Central MD Heritage League(CMHL)offer to sell property – Drew stated that several years ago in the 1980's the CMHL came before the Planning Commission to subdivide the lot they own at 200 West Main Street. Drew stated that for some unknown reason the subdivision plat was never recorded at the court house, therefore the subdivision of that lot is null and void. Drew stated that the CMHL is here tonight to see if the Board would want to purchase the rear lot? Burgess Miller stated that the Board has 3 choices: we can purchase the property, release our current 99 year lease or continue with the lease. Approximately 7 years ago the Board looked into putting in a parking lot on that lot. The Town has tried to a number of years to attain a grant to help with the funding of a new parking lot, but so far no grants have been awarded.

George Bringham, president of CMHL was present. Mr. Bringham stated that CMHL is in financial trouble and the intent of CMHL when they originally purchased this property was that if they got into financial trouble they would sell off the lot to the rear of the property. Commissioner Bussard asked what CMHL is asking for the property? Mr. Bringham stated that he had a realtor tell him that they could possibly sell that lot for anywhere between \$75-125K, but CMHL would be happy with selling it for \$50K. After much discussion it was agreed to put this on the agenda for the November workshop to discuss further.

PUBLIC COMMENTS – none.

ANNOUNCEMENTS

- *Reservoir Repairs - November 4 & 5, 2013 - Temporary Water Restrictions*

November 10, 2013 – War memorial dedication at 1pm.

ADJOURNMENT

With no further business to come before the Board, the meeting adjourned at 8:55p.m.

Respectfully submitted,

Ann Griffin
Office Manager