

BURGESS AND COMMISSIONERS OF MIDDLETOWN MARYLAND

TOWN MEETING MINUTES

REGULAR MEETING

September 14, 2015

The first monthly meeting of the Burgess and Commissioners of Middletown was called to order on September 14, 2015, by Burgess Miller at 7:00 p.m. in the Middletown Municipal Center, 31 W. Main Street, Middletown, Maryland. Present were: Commissioners Jennifer Falcinelli, Larry Bussard, Rick Dietrick, Tony Ventre and Christopher Goodman.

CONSENT AGENDA

Financial Statements

Town Minutes – July 27, 2015 public hearing and regular meeting.

Commissioner Bussard motioned to accept this consent agenda as corrected, seconded by Commissioner Goodman and passed unanimously.

Unfinished Business:

Ordinance 15-08-01 – Amendments to Special Exception Uses – An Ordinance to amend Title 17, Chapter 17.48 of the Middletown Municipal Code relating to requirements for special exception uses; to delete provisions relating to special exception uses for boarding and lodging houses, hospitals and sanitariums, and offices for interior design services; to clarify various sections of that chapter and to make other grammatical, stylistic and non-substantive revisions. Burgess Miller stated that on page 5 we need to correct number 3 Concept plan review and comment instead of commendation by the Planning Commission. Burgess stated that we should go through the ordinance and verify that all say “review and comment”.

Motion by Commissioner Bussard to approve Ordinance 15-08-01 as presented with the correction “review and comment”, seconded by Commissioner Dietrick. Motion carried 6-0.

Dog Park Rules and Applications – Included in the packets are the Rules and Registration form.

Commissioner Ventre stated that the only thing that needs to be corrected on the registration form is delete the residents only after \$4 for each additional dog. Commissioner Ventre stated that it will \$4 for each additional dog for residents and non-residents. Commissioner Ventre also provided the Commissioners with Dog Park Waiver and Hold Harmless Agreement.

Motion by Commissioner Ventre to approve all 3 documents as corrected, seconded by Commissioner Goodman. Motion carried 5-1(Bussard voted against).

Review of Proposals for Parking Lot at 13 West Main Street – Drew showed the 3 different proposals prepared by Arro for the proposed parking area behind 13 West Main Street. Proposal one shows 18 spaces, proposal 2 shows 17 spaces and proposal 3 shows 14 spaces. Burgess Miller stated that it will be a 30 year lease, it will be developed and maintained by the Town but at any given time the property is sold and the new owner does not wish to honor the lease, the parking lot will revert back to a grassy area and the Town will be reimbursed their cost. Burgess Miller also stated that Mr. Kehoe is requesting the use of 7 spots during his prime time which is June, July & August.

Commissioner Dietrick stated that we are making an asset to this property. Commissioner Dietrick stated that Mr. Kehoe is benefiting from this at the Town’s expense.

Commissioner Goodman stated that if we are leasing this land then we should have full control of and no reserved spaces.

Bob Smart, 7525 Coblenz Road – stated that in the original proposal seen Mr. Kehoe wanted 4 spaces for his employees. Now if we are not going to exit from his property why does he want 4 spaces?

After much discussion this item failed to move forward.

Discussion of Legislation to require banks/mortgage companies to register vacant or foreclosed properties – Burgess Miller stated that after hearing this, it is not what the Town is looking for.

Position Open on Middletown Board of Appeals – Burgess Miller stated that the current Temporary Alternate does not wish to move to actual member. We will advertise for the position on the website and in the Citizen.

REPORTS OF COMMITTEES –

WATER & SEWER – Commissioner Falcinelli reported:

Water Use – 318,000 gal. per day, Spring flow – 106,000 gals. Per day, EWWTP treated 163,000 gals. WWTP treated 126,000 gals.

Locust Blvd. waterline is underway.

Water/Sewer Meeting September 23, 2015 at 7pm.

PUBLIC WORKS – Commissioner Bussard reported:

The guys have been busy painting crosswalks, installing waterline at dog park, and repairing inlets throughout Town.

Hailey project has started.

West Green Street has been pushed back with all the deadlines Bruce has had to deal with on the Main Street Waterline project.

PLANNING COMMISSION – Commissioner Goodman reported:

No plans on last month's agenda. This month we have the Chesterbrook Improvement Plans and the Washington Gas line from town to the Catholic Church on Rt. 17.

PARKS and RECREATION – Commissioner Ventre reported:

Had some vandalism to the doggie do bag containers.

Parks meeting September 22, 2015 at 7pm.

Drew stated that when the guys installed the waterline for the dog park, they also installed a yard hydrant for the Garden people to use. We can put a lock on it so that it is only used by the Garden people.

Drew also wanted to know when the Board wanted to open the dog park. Drew stated that the equipment has been ordered for the security system. The Board agreed to wait to officially open the dog park until everything has been installed.

FINANCE – Commissioner Dietrick reported:

We were able to get better loan interest rates than we originally planned.

PUBLIC INFORMATION – mock website. Drew showed the Commissioners the draft websites. The Board agreed that they liked draft #1.

NEW BUSINESS:

Hollow Creek Golf Course Request for Estoppel Certificate & Agreement - Drew stated that this conveys with the new property owners. Property must remain open space. According to our attorney this agreement is for the lender to make sure that the Town cannot come in and take over the property. The Town Board asked for the Town Attorney to revise the agreement to specific to this issue. This item will come back before the Town Board for approval.

Discussion of Legislative Initiatives from the County Executive – no comment on letter from County Executive.

Discussion of Exploratory Group to Organize 250th Anniversary Celebration of the Town in 2017 –
Burgess Miller stated that Becky has agreed to co-chair this event.

Discussion of National Night Out – Commissioner Goodman will be gathering information to report back to the Board at the next Town Meeting.

PUBLIC COMMENT:

Mike Tabor – parking problem since 1988 on South Church Street in the vicinity of 205-107 South Church Street. Would like to see the Town put 2 hour parking in on Franklin Street.

Mr. Tabor also stated that he would like to see the lighting program be extended on Church Street, he feels it would be a great asset.

ANNOUNCEMENTS:

ADJOURNMENT

Meeting adjourned at 8:15pm.with the Board entering into Executive Session.

Respectfully submitted,

Ann Griffin
Office Manager