

## August 6, 2012 Public Hearing and Town Council Workshop 6:30 PM

Attending: Harry Sampson, Ron Francis, Bert Wells, Mayor-Dean Geracimos, Elaine Shepard, Vice-Mayor Rich Taylor and Town Attorney Tom Yeager.

Announcement:

Dean Geracimos: Officially received \$2,060,000 grant to complete the C&D trail, a 1.8 miles walking and biking trail. Thereby enhancing the quality of life in Chesapeake City.

**MOTION:** Bert Wells made a motion, seconded by Ron Francis to move into a Public Hearing on the Rental Ordinance. All in favor, motion, carried.

Dean Geracimos: This ordinance was sent to Council from by Planning and Zoning in December. Town Council will not be on voting at Monday night's meeting. The issue will be taken to the next workshop for discussion based on the information received tonight.

Dean reads the first part of the ordinance and opens the floor for public comment based on the sign up sheet. Information is not verbatim.

Norman Wehner: This ordinance is based closely to Perryville's Ordinance is terrible. Perryville has not been able to enforce it. Inability to remove a tenant, only a district court judge has that authority. On a broader view, you're treating renters different from residents. After three violations a renter loses his home and a homeowner would not for the same violations. The first time Perryville try's to enforce, the ACLU will have them in court.

BOB Meffley – No notices have gone out to the landlords, received a phone call and that's why I'm here. IF the Town receives a complaint, they can come in. The county has people to do this. There are no standards to follow as a homeowner. You know the landlords in town, and they take care of their problems. If it's a ploy for money, have a lottery.

Joann Sabato, agrees with Bob – found out from their tenants. What is the purpose of this? I take care of the safety of the building. Most of the other problems are from out of towners, Police issues, you're laying the burden on the good landlords. It doesn't make any sense to me. If we have to do this, make the fees nominal. Those with issues should pay more. I agree with Norm, the Private property owners are in worse shape than ours.

Oskar Muenz: The same concerns, no one (landlords) was informed. I do not believe the town can handle it. How did this come about, to raise money? Because people cannot sell homes? Need statement on why it's come about (from Council).

Rebecca Mann: was at the last meeting and will be at the workshop for open discussions. Advertising on specific forums to keep the public informed.

Reading letter from Cheri Klunk. Unable to attend public hearing, Dean read testimony. Object to the ordinance and do not believe it needs to pass.

John Pursell: I own 105 & 100 George St. Does not understand the basis of the Ordinance and not informed as a landlord.

Norman Wehner: No town other than Perryville has this. Havre de Grace had one and cancelled it. Does not believe any town in Kent county has one. It's not an easy thing to accomplish. It's commendable to keep the Town the best it can be.

Dean Geracimos: This ordinance has been discussed by P&Z for a long time. And then sent to Council, for at least eight months. Encourages the landlords (and residents) to attend the town meetings and workshops. Agendas are posted on the website. Asking for email addresses of landlords. Leaving the record open. First Monday's workshops will be the water & sewer items and revitalizations, second Monday will be the voting session, the third for emergency meetings and the fourth for the workshop.

**MOTION:** Bert Wells made a motion, seconded by Elaine Shepard to close the Public Hearing at 7:00pm

George Smith: Introduce Staff of Miller Environment to Council. Made an assessment of the plants along with a cd of photographs of the concerns. Will be in contact with Mr. Francis. Ops Manager Robert Corn will work out of the plant. As long as the Town does not incur any expenses, we're okay.

On the 27<sup>th</sup> lost second well on south side. Northside wells ran to keep the tanks filled. At 8am we had AC Shultz working on it and running by 3pm. Called many of the agencies to move the approvals forward for the water connection. There were 6 outstanding items and we had 5 items approved quickly. DE line is getting close. Artesian has agreed to pay ½ of the cost of relief value. Saving the town approximately \$18,000.

Meters: RFP is out engineering firms picking up packets. Everyone in Town getting a new water meter. Because we are no longer producing water, we will be charged for every gallon from Artesian. New meters will be drive by reads and will indicate when there's a leak.

School water line. Agreement has been reached. 15 days to submit outline of work. We have to make final adjustment regarding the money from the county. RFP for engineering is out; bid awarded at Aug 13<sup>th</sup> meeting. 60 day turnaround. Construction starting in January. We will be receiving \$750K from County to run line up to the school. School up against a consent order to either repair their plants or partner with us. We are in fast-forward mode here. In between Town limits and the school, we have 33 partners hookups deposited; 7 hook-ups remaining.

New plant location at either the existing north treatment plant or buy 6 acres from Sisters of St. Basil's. We counter offered with a fairer plan. Tom has not heard anything from them.

Water Tower: Will be meeting with Mr. Peterson, discussing other alternatives,

Dean Geracimos: AS a town we need to decide – we're receiving pressured water from Artesian. We're not sure we need a town. We'll know a lot more after we're hooked up. If we get rid of the one of this side, we can remove the tower – it's prime real estate. More research needs to be done. Towns in southern MD and VA have put them (towers) up and renting space to cell companies, to off-set costs. In regards to financing, we have 1.9% from MDE and bond money is 2.1%; sometimes it made sense to get the project done in a shorter time frame.

Added a fulltime grants person with some structure changes in the office.

Questions about W/S?

Bob Meffley. If w/s goes out to the school. If you hook into are you part of the Town?

Dean Geracimos– no. You're not annexed into the town – it has to be continuous.

Rob Bernstein: Would they have to annex in if the Town grows out towards that area.

Dean Geracimos – no.

Rob Bernstein – may want to consider for the growth. In years past it was discussed. Amount levy for individual property's.

Dean Geracimos: There will not be any special assessments. Between hook-ups and the school, there should be plenty to take care of the bill.

173000 tank for I&I. How many rain events will that hold? Will it cover the expense? Lining Williams Alley did not save a lot. We know what the issues are –we're going to address it.

There will be an hour and half presentation at the workshop for the Revitalization plan on August 27<sup>th</sup> on our town and the things we want to accomplish. Landscaping, new sidewalks burying town utility lines, we have 8 different phases of the trail including a trail to the school (on top of the sewer line a 10' trail to keep the kids off 213 and Basil Avenue). Bring comments and concerns. It will enhance your property, and bring value to the Town.

Bert Wells – one of the things we've learned meeting with MDE and MDP, working on getting plans together. At end of year, they need to get rid of the funds. Towns that have plans will be considered for the funds. Keeping them updated and prepared, puts us up front. MDP directed us to start this.

Closed workshop at 7:36pm.

Respectfully Submitted:

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Valerie Walls, Clerk/Treasurer

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Dean Geracimos, Mayor