**04/22/2020**

**TC Meeting**

Meeting was brought to order to start @ 5:30 PM by Mayor Reichart.

In attendance: All council members, Town Manager Wendy Dixon, Town Clerk Tammy Kelledes, & Planning & Codes Clerk Samantha Geib.

Discussing options on MDIA: Ridgely doesn’t have an HVAC inspection per TM Dixon. Commissioner Cunningham discussing most people that are moving here are first time house hold buyers. Sets us apart from other towns. TM Dixon agreed but ours are safety inspections. We check lights work, windows open, steps, how the deck is, because obviously none of us are inspectors. Big difference if we were to contract MDIA in to do it. Would save us from lawsuits. Because none of us are inspectors. If there was a court date the MDIA person would go to court for us.

Commissioner Mackey asked if MDIA inspects the mold. TM Dixon said she doesn’t believe they do. It was suggested to us by the Health Dept that we do a livability check. Before this pandemic started, we were going to research other towns livability clauses. Another thing on our list of things to do. Commissioner Harrison stated the permit is $75.00 to keep it simple we should do a 25% administration fee. TM Dixon said yes but we have to make sure our wording is correct. Mayor Reichart said they are looking at the fee schedule they are at $185. TM Dixon stated they charge us 85% of what the fee is, right now. They can’t charge us for adm fees or filling fees. Once it all gets worked out TM Dixon and Allen (MDIA) will need a sit-down conversation.

Cunningham reads off #2 on the list. We don’t have them come out for certain things likes pools, fences. The money is made off of those when people don’t have permits. Commissioner Mackey stated all those fees need to go up. They are too small. Mayor Reichart said hopefully we can roll the new fees out when we role out the budget. TM Dixon said she has gotten so many calls in the past month about one landlords’ property. Needs to be set up the difference between brand new home, vs new tenant in existing home. TM Dixon made spread sheet for recommended. Commissioner Harrison is asking if MDIA would be doing rental inspections also, TM Dixon said yes. We will benefit from them doing the inspections. Thinks fee is $75 for home inspection. TM Dixon will send commissioners a copy of what goes on our safety inspection as of right now. Commissioner Mackey wants to know if we can get a contract from them.

TM Dixon & Samantha explained that it is $25 to turn off water and $25 to turn on, Federalsburg is charging $50 each time. TM Dixon stated some add in complaining fees also. Commissioner Cunningham said we need to up these fees now in order to keep up with other towns. TM Dixon said some have hardships though and we have to be careful with that. Commissioner Cunningham said we can’t play two sides; we need to charge people. Commissioner Harrison said we need to hold these people accountable. TM Dixon said from an admin side that’s fine but when people call in to complain about prices and want Commissioners Emails, we are going to forward the info. Cunningham said if they have an issue, they need to come to the meeting to discuss it.

75 & 50 if they have multi dwelling per Commissioner Harrison. Commissioner Cunningham stated if MDIA comes out and does it will be cheaper for the land lord. TM Dixon said we are talking about multi-unit properties. TM Dixon said we have never done inspections in Greensboro heights or maple village. Maybe because they are privately owned. TM Dixon asked what if I bought a house in Greensboro and I just paid $400 for a real home inspector to come inspect the home. She stated it doesn’t seem fair for us to then go in and do the safety inspection. When they already had a real one as long as they can prove it. Commissioner Harrison agreed. We still would need to charge an occupancy fee. But doesn’t seem fair to charge them when they just got a real inspection before buying the home.

There is always the question is it the buyer’s responsibility or the seller’s responsibility TM Dixon said. Also asked Sam if there was a no-show fee? Which there is and its $25 but if they call to reschedule its fine. Listed on Schedule of fees TM Dixon said.

Asked council to write down suggestions as you recommend on the price changes. Boat fees and fishing fees are set by the county. $40.00 for no shows via Mayor Reichart. $100 flat fee for annually from Mayor Reichart for landlords. Mainly get a complaint about only one land lord lately in town. Mayor Reichart trying to get everyone’s opinion to decide on fees. TM Dixon said we can also include $5 filling fee. We can say we are charging $50 and this is what its for.

Reinspection fee: its @ $25 now. We did $40 for no show. It needs to be at least what MDIA charges us for re inspection which is $40. Now it will be changed to $50- Mayor Reichart. Tenants would appreciate it since they call in and complain but don’t want their name mentioned. Commissioner Mackey asked if our siding is done yet. TM Dixon said no it is not. But to get back on track.

Accessory structures: TM Dixon stated our permit fees are low. 200 sq ft or above if changing the foot print or slope etc. Typically, if your building something under sq ft its more than the regular cost MDIA has to come out. Over 200sq ft they don’t have to its on us and you have to have concrete floor. If its critical area we in town hall have to jump through hoops because of the critical area. It’s a months’ worth of paper work beforehand. MDIA doesn’t deal with fences. Fences is our biggest problem.

Swimming Pools is $50

Over 52 inches they have to have a locking mechanism doesn’t necessarily have to be a fence

Inground pool is $60 Commissioner Mackey said he has been asked why he’s had to have a permit every year.

TM Dixon was saying if its built once why doe they need a permit every year. Mayor Reichart stated if every year they are going to put up a small pool they need to have a permit for it. It also helps us keep track of the water usage it’s a good back up TM Dixon stated. Cheaper fee for reusable pools. As long as they come in for the first time for a stationary pool we don’t see why we are charging every year.

If you have a pier or anything in critical area should have higher rates because its takes a lot more time to get stuff approved.

6:40 now said Mayor Reichart, do we want to continue this next week?

TM Dixon said can you guys look over it all and make suggestions and get them back to her. Commissioner Cunningham asked for print outs. TM Dixon said yes she will do that for him. Mayor Reichart suggested sending suggestions to TM Dixon over the weekend. Discussing fence if neighbors don’t sign off on it then you have to call in a surveyor. TM Dixon said either way you should have a surveyor come in and mark your property points. Its usually around $300 said Commissioner Harrison. Commissioner Mackey suggested we add that in that maybe we should add that in. Commissioner Harrison said first of all we got to figure out who’s putting fence up without permits. TM Dixon said they only charge you by how many points they have to put down for your property line.

Mayor Reichart looks for motion to adjourn Commissioner Mackey motioned Commissioner Cunningham seconded it. All in favor say I, I.

Respectfully prepared by Jaime Fowler.