

**Regular Meeting  
Town of Preston  
May 4, 2015**

The regular meeting was called to order by Commissioner Douglas VanDerveer at 7:00 p.m. Also present were Commissioners Jerry Stallings, Gary Waltemeyer, Nelson Anderson, Robin Wooters and Town Manager Stacey Pindell. Attendance: Town Attorney Walter Palmer, Andrew Sharp Star Democrat, Steven Hildebrand, Lt. Donald Baker, CCSD, Bob Lorenz, Russell Dukes, PVFC, and Kathleen Barry.

**Swearing in of newly elected Douglas VanDerveer.** Douglas VanDerveer was re-elected as Commissioner on April 27, 2015. Jerry Stallings administered the Oath of Office to Commissioner VanDerveer.

**Election of President and Vice- President of the Commission.**

Nelson nominated Doug as President and Jerry as Vice-President. The nominations were accepted. There were no other nominations. President and Vice-President elected by unanimous vote.

**Meeting minutes:**

Jerry made a motion to approve the minutes of the previous meeting as presented, seconded by Nelson and unanimously approved.

**Police Report:** Lt. Donald Baker was present. He indicated the actual Police Report for April 2015 will not be completed until May 5. He will email that to the Manager. Lt. Baker reported there were three criminal investigations within the Town limits last month.

The following report was received for inclusion in the minutes:

- 125 hours assigned with a total of 25 assignments
- 131 calls for service
- 4 report taken
- 75 Traffic stops
- 115 traffic violations – 40 citations and 71 warnings –4 SEROS -0 must appear

**Public Works Report for April, 2015** was read by Nelson:

- Pumped 1,905,900 gallons of water
- Discharged 2,879,006 gallons of wastewater
- Had an unusually high usage of water between Saturday the 4<sup>th</sup> and Sunday the 5<sup>th</sup> (an extra 145,000 gallons). We later found out the fire co was training on Saturday and the water used for that.
- Repaired a water leak at the sewer plant that goes to the de-chlorination tank. Had also installed a new check valve that had deteriorated. While we had the wall removed we replaced an electrical switch and two outlets.

- Had a check valve get stuck in the open position at the pumping station. Cleaned and back flushed the valve and it has been working fine since.
- Located a shut off valve on Maple Ave so a homeowner could shut off his water and make a repair. We also had to repair the meter at the same place.
- Picked up trees at Tuckahoe State Park for planting at Tidewater. We have planted three so far.
- Had a contractor come in and clean the sewer pipe between the shop and the lagoon. He also cleaned the line between the shop and Southern States. While the flow is better we are going to have to video the line when the water levels recede to find the source of sand we are getting.
- Had an area behind 290 Tidewater flood after a heavy rain. We asked the contractor at the school about it and were told the water table is so high that the leach field and French drain that have been installed are under water and the pipe at Tidewater is the third overflow. However after about a half hour the water receded and everything was back to normal.
- Had an OSHA inspection that took an entire day. We did OK but we have some minor repairs to make and some new safety equipment to buy. We will get the report in four to six weeks. Hopefully we will have all citations corrected by that time. Also we will not be fined for anything.
- Repaired a stop sign that was hit.
- Installed new sign boards at the welcome signs.
- Also cut grass and sprayed weeds around town.

#### **Administrative Report for April, 2015:**

- Worked with contractors, residents and building inspectors regarding current building permit applications
- Prepared and mailed water/sewer bills
- Met with representatives from Chesapeake Employers Insurance regarding safety plan
- Met with David Dahlstrom from Md. Department of Planning regarding Comprehensive Plan
- Met with Md. Department of Environment regarding violations
- Coordinated Preston's Easter Egg Hunt event
- Scheduled bands for 2015 Concerts in the Park
- Advertised for town election
- Processed:
  - water/sewer payments
  - real estate taxes
  - general accounts receivables
  - accounts payables
  - building permits
  - daily mail
  - deposits
  - payroll
- Responded to phone/visitor inquiries

- Sent out violation notices for Cary Malkus
- Made copies of flyers for Parks & Recreation events and mailed with water bills
- Corresponded with the following:
  - webmaster regarding website updates
  - various Title Companies who were doing real estate settlements regarding monies owed to the Town
  - Caroline County Humane Society regarding dog tag sales
  - Delmarva Power regarding LED lighting grant
  - Town attorney regarding MDE violations
  - AECOM/URS regarding MDE

### **Planning & Zoning Report for April, 2015:**

1. Sidewalk at (Crumbs Cup Cakes) Heritage Investment- 147 Main Street. On 27 January Dan Warrington, contractor, Chris Waters surveyor, and SHA met for a pre-construction meeting. To date no work has started, Bob will e-mail Chris Waters on the status of the project.
2. Repairs to the sidewalks on Main Street. (empty lot opposite the Auto body Shop north side of Main Street) No response to date from PAG when the repair work will begin. This could be a hazard for children walking to school.
3. The house at 146 Main Street, at Lednum Ave. caught fire several months ago and was demolished. They plan to replace the house. We will need to review the plans. They must also submit a site plan (to scale) before a building permit can be issued. The original structure was built in 1890. The empty site is an eye sore when coming into Town. The owners should be notified to clean up the site, grade, and seed it.
4. Renovations have been started at the future Sea Food take out store next to Verlo/Subway stores. No building permit has been issued to date. See Building Permits Commercial paragraphs 20, 21, and 22.
5. The future 2015 Comprehensive Plan is being up dated from our 2005 Comp plan. It will include the Septic Tier mapping that has yet to be developed. We have recently met here twice with David Dahlstrom (the Eastern Shore Regional Planner, Centreville, office)
6. It is official the Preston Historical Society has a new permanent home at 167 Main Street (The old Livery Stable).
7. The demolition application permit has been revised. The town attorney is preparing an ordinance which will include fines for non-conformance.
8. A request has been made by Choptank Transport (a company outside the corporate limits of Town) to connect into the Town's sewage system, plus a future 9,000 sq.ft. addition (90'x100' building) and adding approx. 100 to 125 employees to their present employees.

The lagoons cannot be expanded as mandated by the State. We currently pump 2,720,000 GPM or 90,668 GPD. According to the MDE report of 02/13/13 we have 11,150 GPD or hook ups for 44 homes (250 gallons per house) The Town has 147 buildable lots which means 1,102,500 GPM or 36,750 GPD additional sewage.

The State is encouraging towns to build within town limits (using buildable lots) to eliminate urban sprawl. This means when the present lagoons reaches its capacity (44 homes) the remaining buildable lots 103 are no longer buildable, therefore the Town cannot grow and the remaining buildable are worthless.

The next P & Z meeting will be held on Tuesday 12 May 2015 at 7: pm.  
The next Town work session will be held on Monday 27 April 2015 at 7: pm

**Ordinances:**

**2<sup>nd</sup> Reading Ordinance 04-2715 Demolition Permit**

Jerry read the Ordinance, second reading, for adoption. There was no vote at this time.

**Unfinished Business:** None.

**New Business:**

- A motion was made by Gary to accept the bills as presented, seconded by Nelson and unanimously approved.
- Choptank Transport (Choptank) hook up to Town sewer. This is proposed at no expense to the Town for hook-up. Doug stated being a Choptank employee he will abstain from voting.

Discussion: Gary informed those present that there is no problem with Choptank hooking into the Town's system; we have checked it out with our Town engineer, the State, Mr. Palmer. We have plenty of capacity. The only problem he has with the approval is that there is a rumor that the State might not let them hook into the Town because they want them annexed into the Town. There's another rumor that they could not have both septic and Town sewerage. There's another, Geoff Turner submitted a letter that the State was going to pay for the infrastructure to hook up; we have not heard anything; the County also referenced that they were going to pay for them to hook up. There was a rumor that part of Choptank's septic system is within Town limits, but the Town does not find anything to substantiate that. There are many details to be worked out.

A motion was made by Gary to let Choptank Transport know that we are willing to allow them to hook into the Town's sewer system.

Bob Lorenz voiced his concern that by allowing this connection the Town is taking away from the capacity for building lots. The proposed usage for Choptank Transport addition is equal to six building lots.

Discussion continued to include the current wastewater capacity and treatment issues. The Town has hired an engineer and is working to have a feasibility study for the lagoon, to correct issues raised by MDE. The Town has also applied for a grant to fund an inflow and infiltration (I/I) study which will pinpoint where repairs are necessary to eliminate the I/I, about thirty percent of our total sewage.

Kathleen Barry noted that giving Choptank approval now is premature before the feasibility study is complete, and costs are known, and that this is putting an undue burden on the residents of Preston.

Gary stated the Commissioners will not pass the costs of Choptank's connection onto the residents.

Bob Lorenz again stressed that the Commissioners are acting prematurely, and are making a big mistake to give approval to Choptank at this time.

Motion to approve the Choptank Transport connection was seconded by Jerry, four affirmative; Doug abstaining. Motion carried.

- PVFC/Lions Club building permit fee. A motion was made by Jerry, seconded by Gary, to waive the building permit fees.
- Caroline County Sheriff extra coverage, one extra deputy, for the carnival nights approved on a motion of Nelson, seconded by Jerry, and a unanimous vote.
- Contract AECOM – On a motion of Gary, second of Nelson, and a unanimous vote, the Commission moved to accept the contract of AECOM for the engineering work proposed.

Jerry mentioned the Concert Series in the Park, as well as the school and food drives being planned.

Gary welcomed the new seafood business in Town, Toby Williamson. Doug expressed a big thank you to Stacey for going above and beyond to get inspection issues in order for them to open.

Bob Lorenz mentioned 146 Main Street is an eyesore, the owner should be notified to clean up that lot. Carey the codes enforcer has notified the property owner.

Mr. Lorenz also noted that the sidewalk at 147 Main Street needs to be installed.

Items discussed that will be included in the work session; Historical Society sponsorship; sprinkler systems required by building code to be effective July 1, 2015, whether applicable to the Town.

The annual carnival is planned for Jun 15-20, 2015.

**Adjournment** - Meeting was adjourned at 7:55 p.m. by a motion made by Robin, seconded by Jerry and unanimously carried.

Respectfully submitted,

Carol Steffy, Town Clerk

