

**Regular Meeting
Town of Preston
August 29, 2016**

The regular meeting was called to order by Jerry Stallings at 7:00 p.m. Also present were Commissioners Doug VanDerveer, Robert Stacey, Gary Waltemeyer and Town Manager Stacey Pindell. (Nelson Anderson absent) Attendance: Dale Whitley, Robert Lorenz, Dawn Becker, Walter Palmer, and Phillip Broussard.

Meeting minutes:

Gary made a motion to approve the minutes of the previous meetings as presented, seconded by Bob and unanimously approved.

The Police Report will be presented on September 6 and distributed.

Public Works Report for August: Dale presented his report:

- Pumped 2,208,300 gallons of water
- Discharged 2,622,282 gallons of wastewater
- Removed # 2 pump at the west end pumping station and removed a blockage. We also dismantled both check valves and cleaned them. This seems to have helped the issues we were having with the increased pumping time on both pumps.
- We had an inspection from our insurance company. I have not seen the results yet.
- Flushed all hydrants in town.
- We also performed flow tests on all hydrants in town except two. All of our hydrants flows were consistent with the records from 2007 which is the last time I had the hydrants flow tested. The only difference was all hydrants west of Lednum Ave showed a significant increase.
- Had mulch delivered to the playground and we spread it out.
- Installed a new clutch sprocket on the chainsaw. It works fine now.
- Saw a video of the sewer connection from Choptank Transport and it shows that all the new lines are in good working order. It also showed some problems we have with the original line that will have to be corrected.
- Installed 4 water meters in town that had quit registering.
- Removed a storm grate on Maple Ave and are having it repaired.
- Trimmed tree branches over the sidewalk from Tidewater to the Elementary school.
- Installed a new air conditioner at 172 Main St. after the old one quit working.
- We also cleaned approximately 600 feet of sewer mains.
- We also cut grass, trimmed and sprayed weeds all month.

Administrative Report for August:

- Responded to phone/visitor inquiries
- Prepared and mailed cut off notices for water bills
- Worked 2 days with accountant to prepare for annual audit

- Sent out violation notices for David George
- Worked 3 days with auditor to complete annual audit
- Sold boat ramp permits for Caroline County
- Attended mandatory Maryland State benefits training
- Processed:
 - water/sewer payments
 - real estate taxes
 - accounts receivables
 - accounts payables
 - building permits
 - daily mail
 - deposits
 - payroll
- Worked with contractors, residents and building inspectors regarding building permit applications
- Corresponded with the following:
 - webmaster regarding website updates
 - David George referencing resident code violations
 - Leslie Grunden from Caroline County Planning & Codes regarding grants and sewer rate calculation
 - Rural Maryland Council regarding submission of grant

The Planning and Zoning report was submitted at the work session. The report follows. Items reviewed:

1. The Douglas House/Junior Order/Preston Council Etc. at (105) 154 Wright Street. The owner has decided to demolish the building and erect a 30' x 30' pole building to store items from the house. The permits have been issued.
2. A strip of land 25 x 261 on Maple Ave. /Choptank Rd. in front of Choptank Transport is in question. It appears the County line and the Town line are not the same. This issue has been referred to the County, and a surveyor will try to resolve this issue sometime in May. To date we have not heard from the County, nor has a date been set to resolve this issue.
3. The site at 146 Main Street at Lednum Ave. The house is under construction now; it is under roof awaiting siding. Sprinkler drawings have not been submitted to the Town. Waiting on MDIA inspection.
4. It was suggested that we should develop an ordinance concerning undesirable type businesses such as "adult", but not limited to just that type. Denton has such an ordinance in place.
5. 230 Main Street – A person Bryan Omohundro is interested in buying the house and putting an 516 sq. ft. addition at the rear of the house. There were no objections to his request from all present. P&Z recommends the request be granted provided Bryan receives consent from the neighbors on either side. We would like to have his response in writing.
6. The Park Grant: Kathleen received an approval e-mail from DNR that the Board of Public Works has approved the project and we may proceed with the projects at our earliest convenience.

7. Water/Sewer rates. The present rate structure are being revisited. We are suggesting go to a single rate for all users. We (the Town) are providing a service, it should be based on usage not on building type.. At this present time we need to establish the min. rate usage and the rates for overages. Each user is to be reviewed to be sure all businesses, residences, apartments, etc. reflect their actual use. Once this is established an ordinance should be developed to reflect these revisions.

The next P&Z meeting will be held on Tuesday, September 13, 2016 at 7:p.m.

New Business:

Pay Bills for August 2016. On a motion of Doug second of Gary, and unanimously approved, the Commissioners voted to authorize payment of the bills as presented for August, 2016.

230 Main Street P&Z recommends approval conditioned on the property owner's neighbors agreeing to the proposal.

Town vehicle estimate for Harrison's Transmission & Auto to rebuild transmission. Dale obtained other estimates but recommends Harrison's do the work. On a motion of Gary, second of Doug and a unanimous vote, the Commissioners authorized the transmission work to be done as outlined for \$2,942.24.

Doug mentioned the complaint that we receive each year about a tree at Lednum and Main; this is normally reported by the school bus driver. Dale will check this.

Jerry reported a good turnout at the Shelly Abbott Concert in the Park.

September 19 he will be delivering the school and food supply drive collections to the school.

Adjournment. On a motion of Doug, second of Gary, and a unanimous vote the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Carol Steffy, Town Clerk