

**Regular Meeting
Town of Preston
June 5, 2017**

The regular meeting was called to order by Commissioner Doug VanDerveer at 7:00 p.m. Commissioners present; Doug, Gary, Kathleen, Bob, and Nelson. Also present Dale Whitley; Maria Moxley, Robert Lorenez, Steven Hildenbrand, James Henning, CCSD, Phillip Broussard, and Dawn Becker.

Gary made a motion to approve the minutes of the previous meeting May 1, 2017, as presented, seconded by Bob and unanimously approved.

Police Report: The monthly Police Report was presented by James Henning for May, 2017:

- 130 hours assigned with a total of 25 assignments
- 106 calls for service
- 3 reports taken
- 85 traffic stops
- 106 total traffic violations – citations and warnings – 17 – 87 – SEROS 2 – must appear 1

The President noted that we have just reached our five year anniversary with the contracted services by the Sheriff's Department. He acknowledged that the contract has been a success.

Public Works Report for May 2017:

- We pumped 2,043,700 gallons of water
- We discharged 2,840,466 gallons of wastewater
- We put up flags on Main St. for a motorcycle run and took them down the next day.
- When we removed the flags we also took the flag holders off the poles and put them on the new poles that were installed last year.
- We dug up a curb box we found at the intersection of Railroad Ave and Backlanding Rd. We shut off the valve and installed a new curb box.
- We repaired the door on the town truck.
- We repaired the weed eater
- We cleared a sewer blockage on Car-O-Lin Ct.
- While checking a sewer complaint on Maple Ave we found a manhole cover was stuck and were unable to open it. We drilled it and pried it off. Then we cleaned it and replaced the cover with one that fit and can be opened easily.
- We disconnected the water service to a building on Wright St. that was being demolished.
- We installed "OUT OF SERVICE" markers on two monitoring hydrants at the town well sites.

- We also cut grass and sprayed weeds throughout town.

Administrative Report for May:

- Responded to phone/visitor inquiries/email
- Sent out violation notices for David George
- Completed proposed budget for upcoming fiscal year
- Prepared and mailed cut off notices
- Assisted the auditor with preliminary for the upcoming year end audit
- Prepared door hangers for unpaid water bills
- Placed ad for proposed budget

Processed:

- water/sewer payments
- accounts receivables
- accounts payables
- building permits
- daily mail
- deposits
- payroll
- bank statements
- corporation taxes

Corresponded with:

- Webmaster regarding website updates
- Caroline County Tax Office regarding tax rates

Planning & Zoning Report.

Present; Phillip Broussard, Rosemarie Stacey, Dawn Becker, Steve Hildenbrand, Bob Lorenz

Absent:

Items reviewed:

1 Adult Ordinance

- Reviewed some items briefly noting there are no penalties, fines or future actions for any violations of the ordinance. It was also suggested there could be a review board established for any questionable issues. Our town attorney is currently revisiting the ordinance; we are awaiting his response.

2 Certificate of Occupancy

- A typical certificate of occupancy and a temporary certificate of occupancy form does not exist at the present time. We have rough drafted a copy of each. It is currently being

revised by P & Z. When it is ready it will be presented at a work session for review and comments.

3 New Business Application

- Currently there is no form for a new business moving or relocating in town. We have rough drafted a typical application which is being revised by P & Z. When ready it will be presented at a work session for review and comment.

4 Property issues

- There has been some concern voiced regarding the mention of property issues in the P&Z meeting summary" minutes". We are creating a form to be used for such matters, when used this form would be filed with the Town Manager. The property issues would be on P&Z letterhead to include an assigned P&Z file number, date, property location, description of the issue, suggested action and completion date. These issues would be mentioned in the P&Z Summary by the file number only. It is not our intent to supersede our code administrator's property notices.

5 Comp. Plan

- It was mentioned the present comp .plan dated 2009 exists, but P & Z is not aware of this nor does a copy exist in our files.

6. Septic Tier Plan

-The septic tier plan has yet to be developed. It is to be included in the comp. plan.

7. 106 Maple Ave

-Was sold at public auction on 9 May 2017.

8. 160 Main Street

-The present owner has put the building up for sale.

9. 172 Main Street.

-The old Town building has been vacant for some time. There is a person interested in renting the building. Details are being negotiated with the Commissioners.

10. The Park.

-The work has started on the installation of the eight exercise equipment. Each area has been excavated, concrete forms and stone base are in place, and is ready for concrete.

11. Solar Panel Farm.

-A solar firm Forefront Power, San Francisco, Calif. is proposing to erect a ground solar panel farm on the empty parcels at Payne Street and Main Street east side. The site is approx.63 acres and is partly in Town limits and partly in Caroline County. It is currently zoned Roadside Commercial C-2, and Single Family Residential R-1; in the County its Residential. The fenced in area for the solar panels is approx. 11 acres. In comparison the fenced area of our lagoons is 8 acres.

They, Forefront Power, are planning to use this site for the Maryland Community Solar Program. This will be a 2megawatt (million) ground mounted solar project; half will be serving larger commercial offtakers and the other half for local residences to subscribe to.

There are many concerns and questions that need to be addressed first such as: There are no provisions for this type project in Roadside Commercial C-2, or Single Family Residential R-1. It should go the zoning board of appeals. Will the zoning map be changed? Is the County in agreement with the location and use of this project? Does the County have a moratorium on this type project? Who is responsible to maintain the site? Who is responsible remove and restore the site if and when it becomes obsolete? What

environmental impact on this land use? Our Comp. Plan states we like to remain a rural town. Is the first thing you see when entering our rural / farming town is a 11 acre solar "farm"? These are just a few questions concerns for now.

The next P & Z meeting will be held on Tuesday 13 June 2017 at 7: pm.

Resolutions:

No. 05-012017 Water/Sewer Rates – Third reading.

Nelson read the Resolution. The Commission on a vote of Gary, second of Kathleen, and a unanimous vote voted to adopt Resolution No. 05-012017 as presented.

No. 05222017 Temporary Moratorium on permitting a certain solar energy system.

Second reading... The first reading was held on May 22, 2017.

Ordinances:

No. 05-222017 Amendment to Town Charter Changing the Budget adoption.

The Commissioners on a motion of Nelson, second of Gary, and a unanimous vote, moved to adopt Ordinance No. 05-22-2017, amending the Town Charter changing the budget adoption requirements.

No. 2017-0522 Adopted Budget Fiscal Year 2017-2018

The Commissioners on a motion of Nelson, second of Bob, and a unanimous vote, moved to adopt the Budget for Fiscal Year 2017-2018.

New Business

Pay Bills for May 2017. Motion of Gary, second of Bob, to pay the bills for May 2017.

Eastern Tree Services estimate \$1,485.00 fr: stump grinding for Tidewater Farms Development after tree removal.

After discussion, the Commission on a motion of Kathleen, second of Gary and a unanimous vote, requested a bid be obtained for removal of four stumps, 12 sidewalks; the amount for the work shall not exceed \$1,000.00.

Chris Rogers, AECOM The President reviewed a summary of AECOM's project design report. They are 80% complete with project design completed.

The President attended a meeting with Ben Cardin following his tour of the County. He was seeking input "Listen In Tour" regarding mental health and general health services and opioid addiction in towns.

Concerts in the Park. The Jones Boys will perform on June 25, 6:00-8:00 p.m. The Three Penny Opera will perform on September 9, 6:00 to 8:00 p.m.

The Town is looking for a volunteer to run the Recreation and Parks Program as Matthew Andrew had to resign due to other commitments.

Dawn Becker raised the issue of safety at the stormwater grate at 101 Williamson Street. She is concerned that the opening is large enough for a child to fall into. Dale will look into this.

There was a discussion regarding speed bumps in Tidewater development. Residents are going to visit other areas in Town where bumps have been placed.

Stormwater – Williamson Street stormwater openings. Dale to look at some options.

Trees placed in Tidewater. More than eleven sections of sidewalk are in disrepair due to the trees pushing up the sidewalk. There is a hold for cutting down the trees at this time. This matter will be placed on the next work session agenda.

Next regular meeting: July 3, 2017

Adjournment. On a motion of Nelson, second of Kathleen, and a unanimous vote, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Carol Steffy