

**TOWN OF SUDLERSVILLE**  
**Commission Meeting Minutes**  
**June 1, 2016**

**Present:** President William H. Faust, III  
Commissioner Ronald Ford  
Commissioner Gregory Clark  
Commissioner Kevin Kerr  
Commissioner Connie Engrem

**Town Manager:** Elizabeth Manning

**President Faust called the meeting to order at 6:30 PM followed by the Pledge of Allegiance.**

**Minutes of the May 4, 2016 meeting:** The minutes of the May 4, 2016 meeting were reviewed. A motion to accept the minutes was made by Engrem; a second was made by Ford; a vote of 4-0 was entered.

**Swearing In:** Marshall swore in William H. Faust, III and Kevin Kerr

Commissioner Clark arrived.

**Organizational Meeting:** A motion for William H. Faust, III to remain Commission President and Kevin Kerr to remain Vice President was made by Engrem, a second was made by Clark; a vote of 5-0 was entered. A list of meeting dates for FY2017 was presented for approval. A motion to approve the meeting dates was made by Kerr, a second was made by Engrem; a vote of 5-0 was entered.

**Fire Company:** Ira Russell reported that the Fire Company parking lot would be resealed. The Carnival will be July 7, 8, and 9th from 6:00 pm-10:00 pm. There will be a youth dance and sub sales on Friday, June 10, 2016. Mr. Russell would also like to have the Town to provide a list of addresses for all garages that have been turned into apartments.

**MES Report:** There was no Report.

**Neighborhood Watch:** There was no report.

**Sheriff Department:** The Sheriff's Department had nothing to report. The Commissioners thanked the Sheriff's Department for running radar checks.

**Library:** Library Report was reviewed.

**Planning Commission:** The Planning Commission did not have a meeting in May and are continuing to work on the zoning ordinance. A public hearing will be scheduled in the near future.

**Financial Report:** Manning reviewed the financial report.

**Town Manager:** The Town Manager report was reviewed.

**Code Enforcement:** The Code Enforcement report was reviewed.

**Engineer Report:** WWTP – 99.4% Complete. There will be a start-up of the plant and a progress meeting on Monday, June 6, 2016. Manning asked the Commissioners opinion on the gate at the entrance to the plant. The Commissioners would like to know what the insurance company requires

before deciding what to do with the gate.

### **Action Items:**

**Public Hearing – Resolution 2016-02:** Faust opened the public hearing for Resolution 2016-02 by reading it aloud. He then opened the floor for public comment. A sign-up sheet was presented for those that wanted to be heard

The Commissioners explained the reason for the rate increase and informed the public that there have been many discussions and arguments regarding the rate increases since April 2016. They reiterated the struggle to raise the rates but due to the increase in operational costs and loan payments for the new utilities it is a necessity. It was further explained that all monies collected by water and sewer bills goes directly to paying the loans for the plants and the daily expenses of the plants. The Commissioners also explained the background of the projects and the fact that in the beginning there were 3 farms in Town that were going to contribute funds towards the installation of the water system but because of County restrictions they were put on hold and soon after that the housing market fell through and all future plans were put on hold.

- **Sue Kidwell: How much of the loan is still due?** Manning answered that \$2,138,000 was due for the water loan and \$2,680,000 was due for the sewer loan. **Is the Fire Company exempt from being charged water usage?** Faust answered that the fire company is exempt from water use charges for fires and training purposes but they are to notify the Town of how much water is used for each incident so that the Town can keep track of water used. **Is it possible to get the meter reading on the bills?** Yes, this is possible, however, please keep in mind that by doing this there is added time to prepare the bills, added costs for time to prepare the bills, and an increase in the chance of key punch errors. Any questions regarding usage or meter readings can be researched by the Town Office.
- **Melissa & Cesar Ocampo:** They were concerned about the lack of communication between the Town and the citizen's regarding this proposed rate increase. They think that a letter should have been sent out to all property owner's advising them of the proposed change. They were interested to hear what Kerr proposed for the rates in order to help the citizens save money. Kerr stated that even with his rates there would still be an increase. He explained that he proposed a lower base rate and a higher usage rate. Mrs. Ocampo also made comments about being forced to hook up to the water system after purchasing a new deep well and after being told by Town Commissioners that they would not have to hook up to the system until their well went bad. Faust stated that they were told in the beginning not everyone was going to have to connect to the system but USDA required that all properties had to be connected to the system.
- **Matthew Skinner: Why are the farms lands in Town not developing?** Faust stated that the Town has tried to work with these landowners to help bring developers and ideas to help these lands develop to bring growth to the Town. Ford mentioned that it is difficult to bring growth to a Town that is so close to Delaware. **What will happen to the rates if more growth occurs for the Town?** Faust stated that if more growth came to the Town or if the Town expanded the system to neighboring Towns then it is likely that the rates will not increase due to the amount of users. **Will Barclay residents pay the same rates as the residents of Sudlersville?** Manning stated that Barclay residents will probably have to pay more than the residents of Sudlersville because they will be required to pay for the loan to expand the lines to Barclay and they will need to pay for the expenses of the plant that are required by adding their portion of the system.
- **Brenda Stant: Wouldn't it cost less to have a plant in Barclay?** Faust stated that running a line to Barclay to bring their sewage to our plant is actually cheaper than building another plant in Barclay. Mrs. Stant was also concerned with the meter readings and the usage. Marshall stated that she would look into the usage for her property and send her some information.
- **Greg Harris: Where did the 12,000-gallon base come from?** Manning explained that the Town had been working on a spreadsheet showing what the majority of the Town used each quarter. The majority of the Town used between 0-12,000 gallons each quarter. The base was made at 12,000 gallons to try to keep rate increases as minimal as possible.

- **Chris Stant:** He urged the Town Commissioners to get things in writing from the State and other agencies that the Town works with. He also stated that he works with State agencies and he explained that the State could not force the Town to do anything if the Town shows proper resistance. He also stated that the Town needs to do a better job with the financial reports because there are a lot of residents who don't understand the numbers and he would like to see items such as the rate increases up on a screen during meetings so that people can understand them better. He was also concerned about the water meter readings being wrong as he was out of town for a length of time and his bill did not seem to decrease.
- **David Ruffner:** He mentioned that at a previous meeting that he attended the School and the County were not paying their water/sewer bill, are they now paying their bills? Faust answered that the County and the Town worked it out and they are paying their bills now. **When is the loan supposed to be paid off?** Manning answered that they are 40-year loans.
- **Faye Williams:** Mrs. Williams expressed to everyone that more people need to come to meetings in order to stay informed.
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With no other public comment, a motion to close the public hearing was made by Clark, a second was made by Engrem; a vote of 5-0 was entered.

A motion to adopt Resolution 2016-01 was made by Ford, a second was made by Clark; a vote of 5-0 was entered.

**Public Hearing – Resolution 2016-01:** Faust opened the public hearing for Resolution 2016-01 by reading it aloud. With there being no public comment, a motion to close the public hearing was made by Clark, a second was made by Engrem; a vote of 5-0 was entered. A motion to adopt Resolution 2016-01 with the amendments to the budget for the Utility Rate changes was made by Clark, a second was made by Engrem. Ford wanted to discuss the decision to reduce the number of EDU's for the Old Middle School property, he believed that the reduction from 14 EDU's to 3 EDU's was going to put a hardship on the Town and that hardship would have to be collected from citizens in the Town. After further discussion on the matter a motion to approve the reduction of EDU's for the Old Middle School property from 14 EDU's to 3 EDU's was made by Kerr, a second was made by Clark; a vote of 3-1-1 was entered with Ford voting against the motion and Faust abstaining from the vote. The vote of 5-0 was entered for the motion to adopt Resolution 2016-01.

**Public Hearing – Ordinance 2016-01:** Faust opened the public hearing for Ordinance 2016-01 by reading it aloud. The public wanted a clarification about what this ordinance was about, Manning stated that whenever the Town receives federal monies the Town is required to pass an Ordinance for the amount of the loan, in this case the loan amount is \$250,000. A motion to close the public hearing was made by Kerr, a second was made by Clark; a vote of 5-0 was entered. A motion to adopt Ordinance 2016-01 was made by Ford, a second was made by Clark; a vote of 5-0 was entered.

**Resolution 2016-03 and USDA Loan Resolution Form:** Faust introduced Resolution 2016-03 by reading it aloud. A motion to adopt Resolution 2016-03 and approve the USDA Loan Resolution form was made by Kerr, a second was made by Clark; a vote of 5-0 was entered.

**Funk & Bolton Engagement Letter for the not-to-exceed \$250,000 USDA Loan for the Wastewater System:** The Commissioners reviewed the engagement letter from Funk & Bolton. A motion to approve the engagement letter was made by Engrem, a second was made by Ford; a vote of 5-0 was entered.

**Charter Amendment Resolution 2016-01:** Faust introduced CAR 2016-01 by reading it aloud. The Town will be holding a Special Election for the change of the Official name of the Town from "Commissioners of Sudlersville" to the "Town of Sudlersville." The special election will be advertised. The amendment also allows for the Town to cancel an election if there is no opposition for the seat. A motion to adopt Charter Amendment Resolution 2016-01 was made by Clark, a second was made by

Ford; a vote of 5-0 was entered.

**Public Comments:**

Mrs. Williams stated that she was frustrated with Funk & Bolton's response regarding the Pearson Adams property at 117 West Main Street. Commissioners Wilson recommended to contact Jimmy Barton to see how he handles the procedures for condemning a property at the County.

Mrs. Williams also wanted to know why the meetings were no longer being taped. Manning mentioned that in order to tape the meetings permission had to be given by those who were present. The Town will work on posting a disclaimer about the meetings being recorded.

Mrs. Ocampo stated that she has had problems with many stray cats and she recalled seeing a very large rat. She also complained that one of her neighbors lets her dogs run loose around Town. Faust asked Mrs. Ocampo to talk to Marshall regarding the property where the dogs are located so that a letter can be sent. County Commissioner Jack Wilson mentioned that people could contact "Critter Gitters" to help with the cat problem.

A motion to adjourn the meeting was made by Ford, a second was made by Clark; a vote of 5-0 was entered.

Respectfully submitted,

Michelle Marshall  
Town Clerk