

**TOWN OF SUDLERSVILLE**  
**Commission Meeting Minutes**  
**July 11, 2018**

**Present:** President Ronald Ford  
Commissioner Connie Engrem  
Commissioner Kevin Kerr  
Commissioner Carrie Comegys  
Commissioner David Ruffner

**Town Manager:** Jo Manning  
**Town Clerk:** Maggie Patterson

**Engineer:** Peter Bourne

**Lawyer:** Tom Yeager

**President Ford called the meeting to order at 6:30 PM.**

**The Pledge of Allegiance was recited.**

**Public:** Faye Williams, Larry Leonard, Bill Ward, Brian Demoss, Bill Comegys, Reese Coleman, E. Theodore Kimble, Thurston Harris, and other Barclay residents.

**Minutes of the June 6, 2018 meeting:** The minutes of the **June 6, 2018** meeting were reviewed. A motion to accept the minutes as with the “nominated” removed and replaced with the word “elected” was made by Kerr; a second was made by Ruffner, a vote of 5-0 was entered.

MES report, Sheriff Report, Library Report and Fire Company Report were reviewed.

Planning Commission – No report given due to meeting being cancelled. Mrs. Williams questioned if Phillips Garage was appropriately zoned to sale and store vehicles on their lot. Manning explained a request was made for approval to comply with MDOT requirements for the ability to inspect vehicles. This approval has been placed on hold by the Planning Commission until an application has been received for a sign permit. As of this date, that application has not been received.

**Town Managers Report:** Manning reviewed report. A letter was received from American Tower offering buy-out options for the current lease. Kerr recommended maintaining the current agreement. Kerr made motion to keep current deal, Engrem seconded the motion a vote of 5-0 was entered.

Manning advised at the August Commissioner meeting the amended budget would be presented for approval.

Kerr questioned allocation fee due on the Schelts property. Engrem asked if Schelts was paying enough on the allocation, Manning advised there is an agreement to pay the

quarterly bill and something on the allocation fees expense. Ford asked if this payment could be renegotiated. Manning stated she would like to send a letter to all property owners currently with payment plans to renegotiate. The Commissioners discussed the terms of the repayment plan. A motion to allow delinquent accounts to be budgeted for a term of 12 months was made by Engram, a second by Kerr, a vote of 5-0 was entered.

Ford asked if payments on loans are late is there a fee; Manning advised that the government does not fine or charge late fees.

**Engineer's Report:** Peter advised there were no new communication between MDE and USDA at this time. Stated that subpoenas have been issued by the contractor's lawyer for depositions in the next 60 days.

#### **New Business:**

The Commission discussed the future rental of town hall. A draft contract was reviewed. A discussion ensued regarding the increase of the fee from \$100 per event to \$200 per event. Comegys stated that 200.00 is too high of a price for hall rental and Engrem agreed, Kerr advising that it really is 100.00 hall rental fee if the Town is going to reimburse  $\frac{1}{2}$  of the fee at the end of the event. Ford asked if it is legal to charge different price for hall rental between residents and nonresidents. Manning explained that it is probably something that can be done; but it could become an issue with who is signing the contract, who is actually using the facility, and whether they are residents or property owners. Kerr made a motion to approve the rental fee as a part of the future adopted fee schedule, Ruffner seconded the motion, a vote of 5-0 was entered.

Ford asked to have E. T. Kimble appointed as liaison for the Barclay project as an additional consultant. Mrs. Williams express her disapproval of this appointment due to Mr. Kimble's choice to travel a great deal throughout the year. The Commission was assured with inspectors on the site and technology, Mr. Kimble would be able to handle the responsibilities of a liaison. Engrem entered a motion to accept Kimble as liaison for the Barclay project, Ruffner seconded the motion, a vote of 5-0 was entered.

Manning asked the Commissioners to determine the process to market the prior BDC property. Kerr recommended the use of a realtor. Manning asked if the Commission would like to set a price or discuss with the realtor. Ford recommended the use of the appraised value, Kerr recommended the assistance of the realtor. Another question to be determined was if the zoning would be assigned to this property or would we leave it as agriculture until a developer submitted a plan to the Planning Commission. The final determination before initial contact with the realtor is whether the Commission would appoint one person to negotiate and sign documents or would the Commission require all signatures. Kerr recommended only one signature for agreements and documents but all approvals to be completed at a Commission meeting by all members.

#### **Public Comments:**

Faye questioned the process of billing for the water and sewer systems. She stated she understood that not everyone received their water bills. Manning advised the majority of the bills were mailed the same day; there were a few that were held back to verify the

consumption numbers to assure there were no billing errors. Mr. Leonard questioned a payment previously made because it was returned written to the Town of Millington. Manning assured Mr. Leonard if he was not posted to his account in Sudlersville nor deposited into Sudlersville's account he would have received a shut off notice; but she will research and provide a written response to Mr. Leonard.

President Demoss of Barclay asked what the personal property tax rate was in Sudlersville, Manning advised she thought it was 24%; but would verify. Mr. Demoss also restated the Town of Barclay would not be responsible for monies already spent on this project and this issue would be handled by their attorney.

A Barclay resident asked if there was an approved contractor or a starting date for the Barclay project. Engineer Peter Bourne explained where we are in the approval process for permits, the commitment process for the funding, and miscellaneous questions to be answered to MDE.

Kerr entered a motion to adjourn the meeting, Ruffner seconded the motion; a vote of 5-0 was entered at 7:58 pm

Respectfully submitted,

Maggie Patterson  
Town Clerk