

**TOWN OF SUDLERSVILLE**  
**Commission Meeting Minutes**  
**September 5, 2018**

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

**Town Manager:** Jo Manning

**Media:** Kristian Jaime, Chesapeake Publishing/Star Democrat

**Public:** Larry Leonard, Bill Comegys, Brian Demoss, Reese Coleman, E. Theodore Kimble, Tony Winchester, Virginia Albers, Thurston & June Harris, Joey Apple of Sudlersville Volunteer Fire Company

President Ford called the meeting to order at 6:35 PM.

The Pledge of Allegiance was recited.

**Minutes of the August 1, 2018 meeting:** The minutes of the August 1, 2018 meeting were reviewed. A motion to accept the minutes was made by Kerr; a second by Ruffner, a vote of 5-0 was entered.

**MES Report:** Reviewed

**Library Report:** Reviewed.

**Sheriff Report:** None Given

**Fire Company Report:** Chief Apple thanked the Town for relocating the fire hydrant sign on Linden Avenue. Mr. Reese Coleman asked where to find the regulations regarding sign locations. No response was given by Chief Apple.

**Planning Commission** – Manning presented a letter from the Planning Commissioners requesting the old trailer ordinance be rescinded as it is out of date and the topics are covered in the present Zoning Ordinance. The Planning Commission has requested a representative of Queen Anne’s County attend the next meeting to discuss medical marijuana and zoning updates. Kerr asked about the trucks for sale on the Phillips Garage property; Manning stated the Planning Commission is working on this as well as a master sign plan. Phillips Garage may need a variance, but interpretation of the zoning is required.

**Town Managers Report:** Manning reviewed report. Manning will be attending a meeting with MDE on September 26th to discuss noncompliance of the sewer plant permit and the potential fine. Letters regarding the connection of water lines and the outstanding fee were mailed. Regarding the receipt of waste from Millington in February

due to a rain event, Manning advised the Town signed a mutual aid agreement which allows Town to assist each other during emergency situations with no fees. Sudlersville is also a member of Maryland WARN, an organization that shares resources during emergency situations.

### **Old Business:**

A lease to allow William Knight to till the land donated to the Town by BDC was discussed. The lease was reviewed and approved by the Town's attorney. The recommended fee is \$100 per acre until December 2020. Kerr entered a motion to accept contract, Ruffner seconded the motion. A vote of 5-0 was entered. Manning shared qualifications submitted by two realtors in response to the request for listing of the BDC property. There were only two responses; she asked Commissioners to review and be prepared to select the realtor to list at the October meeting.

Patterson provided an update on utility collections; once shut-off notices were distributed our outstanding went from \$30,000 to \$12,000. Manning will continue to work on change the ordinance to allow for monthly billing which will help cash flow.

### **New Business:**

A request for a credit to the utility account was received by Perdue Agribusiness due to a leak. Manning asked for the commission to approve a one-time credit in the amount of \$2,676.95 which is the calculated amount over the average usage. Commissioners were reminded they previously agreed to treat each outside the building leak is to be reviewed on a case by case basis. Manning reminded everyone that a determination of how many credits were to be issued for outside the structure was not determined; therefore, there is a potential of approving more than one credit per property. A calculation showed that the cost for this overage was less than \$.01 per gallon. There was continued discussion of the previous agreed decision of how to handle these situations and future situations. There have been numerous credits issued; therefore, a precedence has been set. Ruffner made a motion to issue a credit in the amount of \$2,676.95, Engrem second the motion, a vote of 5-0 entered. Discussion ensued as to the procedures to determine the amount of the credit. The procedure will be placed in the ordinance as follows:

A lookback of the past five quarter will be used to calculate the average usage for the property. The difference between the leak usage and the average will be used to calculate the credit. Proof will need to be obtained that the leak was repaired. If the leak is proven not to be treated by the sewer system, all sewer overage fee will be waived.

Manning will work on the update of the water and sewer ordinances.

**Public Comments:**

Demoss asked if the BDC was agricultural, Ford stated yes. Demoss suggested to turn BDC to commercial to attract business.

Ford announced the resignation council member B. Constance Engrem effective immediately.

With no further business to discussion Ruffner entered a motion to adjourn the meeting at 7:30 PM, Engrem seconded the motion, a vote of 5-0 was entered.

Respectfully submitted,

Maggie Patterson  
Town Clerk