

TOWN COUNCIL WORK SESSION  
May 9, 2005

Council President Donna Turner convened this work session at 4:10 p.m. in the Council Chambers of the Town Hall. The following Council and staff were present: Donna Turner, President, Mary McCarthy, Vice President, Norman Pinder, Member, Royden Powell, Town Manager, Steve Kehoe, Town Attorney, and Jane Saulsbury Administrative Aide.

The following citizens were present: Stoney Duffey, Luke Phipps, Rick Ferrell, Sveinn Storm and Tammy Stafford of the Record Observer.

Work continues on the Budget with consideration of priorities the identified by the Town Council. The following dates are scheduled for upcoming meetings, work sessions and hearings:

1. June 6 - Work Session, draft budget ready for review
2. June 13 - Work Session
3. June 16 - Work Session and Constant Yield Tax Rate Hearing (Town Hall)
4. June 20 - Work Session
5. June 23 - FY 2005-2006 Budget Hearing (Goodwill Fire Company meeting room)

Mr. Powell presented the activity report for the General Fund and explained the different categories to be considered: Revenue, Expense, Water/Sewer, and Contract Services. He asked the members of the Town Council to spend some time reviewing the report and to give him any questions concerning it and advising where they would like to have more detail. He said that the good news is that the revenues exceed expenditures. Some funds will need appropriations from other funds to specific line items and then will be balanced relative to revenues and expenditures. State Highway user fees are paid monthly and it is expected that \$170,000 will be received for the year ending June 30, 2005.

Mr. Powell reported that the audit for 2004-2005 was expected to cost \$20,000, however \$25,000 was spent, and \$5,000 came from a prior year expense category. Maryland Environment Service project expenditures are based on previous bills. Council said that they want to look at employee salaries and increase them. Information on health insurance is being obtained. Council will review the draft budget and return to Mr. Powell at the next work session.

There was discussion about the I & I study and the areas that will be identified as needing repair. Council asked how the cost of repairs will be determined and paid. Mr. Powell explained that the rule of thumb for determining the cost is linear footage. Grants are a resource that can be explored to assist in covering the cost. Also a large project such as this can be capitalized over a period of time. As the State Highway Administration is paving Commerce Street and Liberty Street, Council suggested Little Kidwell Avenue, Holton Street, Jones Street and Chesterfield Avenue as streets most in

need of repair. Little Kidwell Avenue is of particular concern at its intersection with South Commerce Street, both the repair of the water lines and the repaving of the street. Mr. Powell asked if Council wants him to pursue the SHA to assume responsibility for maintaining Route 304 through Town. They requested that he contact Bob Kiel to discuss this possibility.

Mrs. McCarthy asked if there is grant money for the rehabilitation of the railroad building on Pennsylvania Avenue and suggested checking different sources. Mr. Kehoe advised that the expense of this project should be included in the budget even if grants may cover it and to also consider budgeting for creation of the parking area.

There was discussion about the improvement and maintenance of Town properties. The painting of the Town Hall was advertised, but the estimate came back higher than the procurement rate. One of the top priorities is rehabilitation of the water tower. The estimated cost is \$200,000 to \$205,000 and will be coordinated with consulting engineers.

Mr. Pinder advised he wants Mr. Powell to look at a complete reorganization of Town staff, from top to bottom, to look at the various positions and determine what the Town can afford and where additional staffing is needed. Chief Blue of Easton and Sheriff Pope of Talbot County have agreed to assist in the search for a police chief and can meet with Council at any time. It was suggested that Bob Williams would be good on the search committee as a representative from the community. Mr. Kehoe will contact him and ask him to come to Council's next work session. It was noted that an interim chief is not wanted.

Mr. Powell submitted a proposal from Mrs. Mary Margaret Goodwin who proposes to compile a history of Centreville by gathering and formatting data for creation of a CD which will be available to the public.

It was noted that there are two vacancies on the Park Advisory Board and two on the Ethics Commission. Mr. Powell will line up some candidates and invite them to Council's next meeting to be sworn in.

A letter was received advising that Mrs. Matti Anthony, long time resident of Centreville, will soon celebrate her 100th birthday. A proclamation will be created to recognize Mrs. Anthony's 100th birthday.

Mr. Stoney Duffey asked if the Town is still seeking other space to hold meetings. He was advised yes. He went on to ask what the current availability for sewer allotment is. Mr. Powell advised it is subject to the Maryland Department of the Environment's revised Capacity Management Plan and that the Town of Centreville must calculate how allocations are to be disbursed. An allocation policy is needed along with a running spreadsheet. It was noted that the only allocations being given at the present time are those awarded interim relief. In the case of Symphony Village, this is ten per month.

The Town Council is the approving authority, the “gate-keeper,” so to speak. Mrs. Turner noted that a public works agreement is needed for Providence Farm.

Mr. Duffey noted that if someone comes in to the Council with an expression of interest of development project, they need to know they have a chance at water and sewer allocations. Mrs. McCarthy agreed and also said that the Planning Commission needs to know what is available. She suggested a work session between the Town Council and the Planning Commission. Mr. Powell stated that a new applicant should be advised of availability and where they stand in line. He added that there is an association between assurance of water and sewer and final approval of the applicant’s project.

Mrs. Mary Margaret Goodwin thanked the Town for picking up many loads of brush for her and suggested that a fee might be charged after citizens have availed themselves of this service a certain number of times. She also advised there is a derelict house at the end of the parking lot behind the District Court. There are broken windows and a growing cat population. Mr. Porter, Zoning Inspector, will be asked to address this problem with the owner of the house.

Mr. Pinder reported that he has received two phone calls about eggs being thrown this past weekend. Lt. Teat will be asked to get on this.

Mr. Sveinn Storm reported he has experienced some vandalism to his car, i.e., broken headlights and damaged tires. He was encouraged to contact the Police Department and file a police report. Mr. Storm expressed his concern about the broken manhole/sewer line between Centreville Plaza and the Queen Anne’s County High School and asked when M.D.E. was notified. Mr. Powell advised he had a discussion with M.D.E. last week and an additional contractor is being sought to speed up the process of repair. Mr. Storm asked for the total amount the Town has been billed by Maryland Environmental Service through April. Mr. Powell can provide him with this information.

Mr. Storm went on to express concern about the function of the water meter at his residence. He was billed for 900 gallons per day, which seems excessive to him. Mr. Powell advised that the meter can be read by hand as a check. Also the meter can be calibrated to see if it is reading correctly. Mr. Storm said people are coming to him with their concerns about their water bills. Mrs. Turner said they need to call the Town office so that we can be aware of any problems and work with individuals to resolve them.

Mr. Storm asked about hunting on Tanyard Farm. Mr. Kehoe advised that there are provisions in farming leases relative to hunting. Mrs. McCarthy said the lease could be reviewed and to see how it is written. Mr. Storm stated there needs to be a “hold harmless” clause in the lease.

Mr. Storm asked who is doing the job of Deana Ashley, the Town’s former finance officer and how much is being paid. Mr. Powell reported that the work is being done by a C.P.A. who is being paid \$125 an hour. Mr. Pinder added that the Town needs

to hire more personnel and will be doing that over time. Mr. Storm responded with negative remarks about Town personnel and the handling of the situation near Centreville Plaza.

There being no further topics of discussion, it was moved and seconded by Mr. Pinder and Mrs. McCarthy, respectively, to adjourn the work session. All being in favor, the meeting adjourned at 5:50 p.m.

Respectfully submitted,

Jane Saulsbury  
Administrative Aide