

Town Council Work Session  
December 7, 2005

Council President Mrs. Donna Turner called the work session to order at 4:02 p.m. in the Council Chambers of the Town Hall. The following Council and staff were present: Mrs. Mary McCarthy, Council Vice President, Mr. Norman Pinder, Council member, Mr. Royden Powell, Town Manager, Mr. Steve Kehoe, Town attorney, and Jane Saulsbury, Administrative Aide.

Mr. Powell presented the draft Water and Sewer Allocation Policy for Council's review. He began by reviewing and explaining the reservation process by which developers will make a 10% non-refundable deposit of the prevailing water and sewer allocation fees for the allocation(s) they wish to reserve. After application and deposit of the 10% deposit the developer may proceed with presentation of site plans in the steps necessary for final approval by the Planning Commission. After final approval is given, the developer has one full year to complete construction.

Mrs. Turner asked how many projects are on the existing waiting list. The following are among those waiting: Providence Farm (25 lots), Murdoch (15 apartments), Greg Torchio (office building with apartments), Tom Davis (office building with apartments), Kelly's Gym, Hospice, Wellness Center.

Mrs. McCarthy asked how the County's Master Water and Sewer Plan affects projects within the Town. Mr. Powell explained that the Town's plan must correlate with the County's Master Plan and be approved by them. It was noted that Centreville's discharge permit is issued by the State of Maryland.

There was discussion about how to encourage owners of historic properties to preserve the facade of their buildings instead of taking them down. It was decided that a property owner could keep the existing allocation for said building and not have to pay for a new allocation if the facade was maintained. Mrs. McCarthy suggested that if a building has stood vacant for a long period of time without any water use or flow that the owner/developer should pay for a new allocation at the time of construction of a new building. Mr. Kehoe said that the general concept could be incorporated but that specific language would be needed. The fee structure would be developed and formulated in a resolution. Mr. Kehoe suggested that prima facie evidence of abandonment would be two years.

There was lengthy discussion about how guidelines in the proposed water and sewer allocation policy are designed to work and how the issuance of new allocations impact projects that may already be in the "pipeline." There will be an annual review of usage to see if the allocation(s) set for a project are sufficient. The Town Council will be the approving body for reservation of allocations.

Mr. Sydney Ashley, 107 North Commerce Street, was present and asked how many gallons is the Town pumping through the plant at the present time and are we near capacity. Mr. Powell responded that the Town is currently pumping 375,000 gallons and has 105,000 available for allocation. Twenty thousand gallons will be held in reserve. He stated that for the short term allocations are a "limited commodity." Mr. Ashley expressed his thought that "we need to divvy up what is available."

Mr. Stoney Duffey, Centreville Business Park developer, expressed his concern about allocations being available for Davis Emory who proposes to build 4 to 6 buildings over the next six to seven years. He was advised that there is historical data available for Mr. Emory to project how many allocations he will need for the uses the buildings will encompass. Mr. Powell suggested

that one can anticipate the proposed use of a building and also said that over time the commodity will be less limited. Mr. Kehoe added that the Water and Sewer Allocation Policy is a planning tool for the Town and a guide for the public to know what is available.

Mrs. Turner inquired how Easton and Chestertown do their percentages for providing allocations. Mr. Kehoe said he would check and find out.

The fee schedule was discussed with review of the time schedule and how payments are made. Mr. Ashley suggested that operation and rehabilitation of the wastewater treatment plan can be pulled from property taxes.

Mr. Pinder said that the Town is conducting a study of manholes and a study of inflow and infiltration of sewer lines so that repairs and maintenance can improve the system and cut down on excess flow to the treatment plant. This study is expected to provide a 50% improvement to the Town's system.

There being no further discussion, it was moved and seconded by Mr. Pinder and Mrs. Turner, to adjourn the work session. All being in favor, the meeting adjourned at 5:40 p.m.

Respectfully submitted,

Jane Saulsbury, Administrative Aide