

COUNCIL OF TRAPPE
TRAPPE TOWN HALL
JANUARY 8, 2020

Council of Trappe Meeting: President Newnam called the meeting to order at 7:00 pm. Council members Tonya Pritchett and Walter Chase were present. Other attendees for the Town: Town Administrator Braband, Town Attorney Ryan, Superintendent Callahan and Operator Lane. Public attendees: Don English, Lisa Newcomb-Patrick & husband Donnie, Richard Newcomb, Brian Schmidt and Edgar Harrison.

Amendments to the Agenda: No amendments to the agenda, agenda approved as submitted.

Presentation of Minutes: Commissioner Chase made a motion to approve the December 4, 2019 minutes as presented. Commissioner Pritchett seconded the motion. All approved.

COMMITTEE AND DEPARTMENT REPORTS

Clerk's Report: Administrator Braband presented the Clerk's report, the General Fund and the Enterprise Fund budgets that are filed in the records.

Talbot County Sheriff's Department: Not in attendance, no report submitted.

Public Works: Superintendent Callahan read the public works report that is filed in the records. Superintendent Callahan stated that Mr. Rooter was on site last month doing camera inspections of some of the sewer lines on Rumsey Drive and noticed that there is major root intrusion and sand in the lines right before the pumping station. Superintendent Callahan suggested that the Council consider having the sewer lines sleeved like was recently done on Lakeview. President Newnam stated that the fire department recently had a fire on Sanderstown Road and they went to use the fire hydrant on White Marsh by the back entrance of the school and there was no pressure and they were unable to use it. President Newnam stated that Talbot Center has tagged out that hydrant so it won't be used but that is the easiest one for the fire department to use to avoid impeding traffic. President Newnam requested a map of all the water pipe sizes around Town so Talbot Center's records can be updated and the fire department would like to go around and test all the hydrants to be sure they are working properly. President Newnam asked if it is possible to have this test completed without any pressure issues on the pipes and causing a water main break. President Newnam stated that he thinks the Town may be getting into an unsafe zone with the lack of pressure and the debris that is coming out of the hydrants. Superintendent Callahan stated that he will discuss this with GMB and let President Newnam know. Superintendent Callahan stated that he will also check to be sure that a valve hasn't been shut off and affecting that specific hydrant. President Newnam stated that the fire department is willing to help the Town do whatever is needed to get the hydrants flushed.

Planning & Zoning: Brian Schmidt stated that Lakeside submitted new plans at the last meeting and there are a few items left to discuss. Mr. Schmidt stated that the Planning Commission is concerned about the height of some of the buildings and how that affected the fire department. President Newnam stated that the fire department has been approached by the Lakeside developers but have not met yet to discuss anything. President Newnam stated that the fire department doesn't have a tower truck and doesn't

have a place to store one if they did have one but there are plenty around in neighboring towns that could be used if needed. Mr. Schmidt stated that they are working with the developers to narrow some of the streets, improve the flow of traffic and improve the open spaces. Attorney Ryan stated that the Planning Commission also held their public hearing regarding the 2019 Comprehensive Plan and have approved the plan and forwarded the Plan to the Council for their approval.

Communications:

Richard Newcomb, Lisa & Donnie Newcomb-Patrick – Mr. Newcomb stated that they own a 10-acre property on Howell Point Road which consists of 3 acres in Town limits and the remaining 7 acres not in Town limits. Mr. Newcomb stated that many years ago there was a discussion about how to handle these divided properties in Town but nothing came of it. Mr. Newcomb stated that they found out about the Comprehensive Plan update and wanted to request that the Town amend the plan to include their property in the project growth area. Mrs. Newcomb-Patrick presented the Council with a letter that is filed in the records. Mr. Newcomb stated that he would like language added into the Comp Plan that would make it easier for properties like these to be annexed. Mrs. Newcomb-Patrick stated that her intention is to request annexation in the near future. After some discussion President Newnam stated that the Council feels that the Comp Plan should be sent back to the Planning Commission for their review and possible amendment before the Council considers adopting it.

4014 Main Street – Water/Sewer Adjustment request – President Newnam read an email from Gary Ball who is the CFO for Momma Maria's which requests a water/sewer adjustment for their property located at 4014 Main Street which is the old Trappe Family Restaurant. Superintendent Callahan stated that they have checked this meter many times and even had MD Rural Water come out with their special listening tools and didn't find a leak. Superintendent Callahan stated that it got to the point that the Town installed a brand-new meter because the new meters allow the Town to monitor the meter from a new computer program and it will show exactly when and how much water was used. The old meter was taken and tested by Superintendent Callahan by filling a tub with water and putting the meter in with a sump pump connected to it. The meter ran for 45 minutes and tested perfectly the entire time. One of the plumbers working on the building told Operator Lane that he had accidentally cut a pipe when they were doing some repairs on the building. The Town offered to send the old meter out for testing and if it was found to be functioning correctly then the property owner would be responsible for the testing fee but Mr. Mitchell did not want to do that. The Town offered to shut the water off at the building and Mr. Mitchell did not want to do that either. The Town has a policy to handle leak situations which require the property owner to have the leak fixed, present the Town with a bill from a plumber for the repair and then the sewer portion of the bill would be adjusted accordingly. This situation does not follow the Town's policy. Commissioner Chase made a motion to inform the owner that his adjustment request is denied and the bill must be paid in full. Commissioner Pritchett seconded the motion. Motion approved.

President Newnam stated that he has received complaints and compliments regarding the new stop signs. Administrator Braband stated that she is still working with SHA to have the stop sign ahead signs installed as they were supposed to be done when the stop signs were installed. Administrator Braband stated that Delegate Mautz was a huge help in getting SHA to install the signs so quickly.

Attorney Updates:

Attorney Ryan stated that she attended the Talbot County Public Works Advisory Board meeting today because the MDE Discharge Permit for Lakeside and the Comprehensive Water and Sewer Plan were on the agenda. The Board discussed the discharge permit and stated that they are sending comments to MDE. They are objecting to the permit because they say the Town didn't follow the process and get the Comprehensive Water and Sewer Plan amended before submitting their application. The Board will submit their comments to the County Council at the Council's meeting on February 11th in hopes that the County Council will formally adopt them and send the comments to MDE. The Board also discussed the Comprehensive Water and Sewer Plan amendment and wanted to know why the Town is not requesting the amendment in portions and is instead requesting that the whole property be classified as S1/W1. The Board also wants information about the financing for the project and when the improvements will be turned over to the Town. These comments will also be presented to the County Council at their February 11th meeting. Ray Clarke is in support of doing the whole project amendment at one time but Corey Pack stated that he wants to have it done in phases. The Town has submitted everything to the County that they need for the discharge permit request and the water/sewer amendment. Attorney Ryan stated that the County Planning Commission is meeting on February 5th at 9:00 to discuss the water/sewer amendment and then the Public Works Advisory Board is meeting at 1:00 that day to discuss these issues again. The Planning Commission and Public Works Advisory Board are both submitting their comments to the County Council for their meeting on February 11th at 6:00 pm. Attorney Ryan suggested that the Town Council attend the County Council meeting if at all possible.

Executive Session: President Newnam stated that an executive session was held on December 4, 2019 to obtain legal advice.

ORDER OF BUSINESS BEFORE THE COUNCIL

New Business:

Resolution 1-2020 – A Resolution of the Council of Trappe approving the 2019 Comprehensive Plan for the Town of Trappe was read by President Newnam. Due to the request made this evening by Mr. Newcomb Commissioner Pritchett made a motion to table Resolution 1-2020. Commissioner Chase seconded the motion.

VOTE:

Newnam – Y Pritchett – Y Chase – Y
Motion approved.

Commissioner Chase made a motion to send the Comprehensive Plan back to the Planning Commission to review and possibly revise the growth area. Commissioner Pritchett seconded the motion.

VOTE:

Newnam – Y Pritchett – Y Chase – Y
Motion approved.

Other Business:

Town owned rental on Sullivan Street – Administrator Braband stated that at the last Council meeting the Council asked to get bids for the roof repair/replacement and 2 companies provided a quote. Administrator Braband stated that the first bid is from Mid-Shore Exteriors, LLC for \$8,890.00 but the gentleman who came to look at the property did not go into the building, only looked from the vehicle. The second bid is from Bay American Home Builders for \$12,850.00 and they did go into the building and into the attic area. After discussing the proposals, the condition of the building both inside and out, the quotes received for both the necessary inside work and the roof work as well as the Town’s financials Commissioner Chase made a motion to have Attorney Ryan draft a Request for Proposal for the sale of the property and the necessary work to do so. Commissioner Pritchett seconded the motion.

VOTE:

Newnam – Y Pritchett – Y Chase – Y

Motion approved.

Public Questions/Comments: None

Executive Session: President Newnam stated that an executive session is requested to discuss a personnel matter. Commissioner Pritchett made a motion to enter into executive session at 8:14 pm. Commissioner Chase seconded the motion and it was unanimously approved.

At the conclusion of the closed session at 8:22 pm the open meeting was reconvened.

There being no further business to discuss, Commissioner Chase made a motion at 8:22 pm to conclude the meeting. Commissioner Pritchett seconded the motion and it was unanimously approved.

Respectfully submitted,

Erin Braband, Town Administrator/Clerk