

Somerset County Sanitary Commission – Regular Meeting

Date: July 12, 2018
1:00 PM

Location: Somerset County Office Complex
Room 111 Princess Anne, MD

GENERAL BUSINESS - INFORMATION	
1	Tax Sale Properties
PRINCESS ANNE SUBDISTRICT - INFORMATION	
1	PASE Update
2	Deal Island Road Water Main Loop Project Update
3	Princess Anne Waste Water Treatment Plant Solar Project Update
4	Princess Anne Waste Water Treatment Plant Energy Reduction Project Update
SMITH ISLAND SUBDISTRICT - INFORMATION	
1	Smith Island Clean Water Project Update
FAIRMOUNT SUBDISTRICT - INFORMATION	
1	Fairmount Decommissioning Project Contract Update
CRISFIELD SUBDISTRICT - INFORMATION	
1	Mariner's Road Water Line Update
GENERAL BUSINESS - ACTION	
1	Approval of Invoices
2	Approval of regular session minutes dated June 21, 2018
APPOINTMENTS	
1	2:00 Jonathon Hill - 11760 Somerset Ave.
PUBLIC INPUT	

2:15 p.m. – Closed Session – Anthony Stockus, Starr Mister, Sanitary District Attorney

The Somerset County Sanitary Commission will convene a closed session by the authority of the General Provisions Article of the Annotated Code of Maryland, Subtitle 3-305(a)(7) to consult with counsel on a legal matter; and (b)(8) to consult with staff, consultants, or other individuals about pending or potential litigation. Upon the adjournment of the closed session, the Somerset County Sanitary Commission will convene in open session and adjourn the Regular Meeting.

A regular meeting of the Somerset County Sanitary Commission was held on Thursday July 12, 2018 at 1:00 p.m. in Room 111 of the Somerset County Office Complex. Members present were Adam Riggan, Chairman, Ellen Bush, Vice Chairman, Maxine Landon, Member and Janet McIntyre, Member. Also in attendance were Anthony Stockus, Manager, Jennie Marshall, Administrative Aide, Earl Ludy, Superintendent, Starr Mister, Office Manager and Richard Crumbacker, Somerset County Times. Public attendees included Mr. Jonathon Hill.

Mr. Riggan called the meeting to order at 1:00 p.m.

General Business-Information

Starr Mister reported to the Sanitary Commission that eleven delinquent properties the Sanitary District placed in the Somerset County Tax Sale on June 14, 2018 did not sell. Mr. Stockus stated it cost the Sanitary District an estimated \$5,000 to foreclose on these properties and he was not certain it would be worth the expense. Ms. Mister stated that the only properties worth selling last year after the Tax Sale were properties valued over \$3,000. Our Attorney is working on foreclosing on three properties from last year's Tax Sale and will be discussing them along with the current Tax Sale properties in an upcoming meeting.

Princess Anne-Information

Mr. Stockus stated that there will be a meeting at Maryland Department of Environment headquarters in Baltimore on July 19th at 10:00 a.m. to discuss the Princess Anne Expansion Project and application for allocation. Mr. Stockus invited any and all Sanitary Commissioners to attend along with him and Mr. Taylor, DBF.

Mr. Stockus informed the Commission that the Deal Island Road project is still delayed because it must go through a Critical Area Submission since we have moved outside of the roadway. The design was completed in February 2018, advertising is expected in October 2018 with bid opening in November 2018. Construction is planned to begin in December 2018 with construction completion in March 2019.

Mr. Stockus stated the Princess Anne Waste Water Treatment Plant Solar Project has also been impacted by the Critical Area which will push advertising for bids to October 2018 with bid opening in November 2018. Construction is planned to begin December 2018 with construction completion expected in March 2019.

Mr. Stockus stated the Princess Anne Waste Water Treatment Plant Energy Reduction Project is on schedule and expected to be completed by August 2018. Mr. Ludy stated that all the blowers have been installed. He is still waiting for a resolution to the noise issue associated with the new blowers that border the Laboratory. The engineers have been in contact with the manufactures to come up with a resolution.

Smith Island-Information

Mr. Stockus along with Angela Tilghman and Letitia Nichols of the USDA visited Smith Island on July 9th. Mr. Stockus is very optimistic of the USDA's report to Washington in an effort to help Smith Island receive Grant funding needed to close the gap between the amount awarded by MDE and what is needed for the Smith Island Clean Water Project, currently estimated at \$3,000,000. Mr. Stockus also stated that the Timber Deck is still moving forward as planned.

Fairmount-Information

Mr. Stockus updated the Commission on the Fairmount Decommissioning Project. DBF has completed 95% of the design phase of the project.

Crisfield-Information

The Sanitary District extended the due date for the Release, previously mailed on June 1st, until July 31st. Attached to the extension letter was a copy of the updated map to include the Crackertown Road area which was not included in the initial Exhibit 1. We will be updating the master water and sewer plan maps to include the areas associated with the Mariner's Road Water Line as a W1, meaning we intend to provide water in the future. This process will need to be approved by our Commissioners, the Planning and Zoning Board and the County Commissioners.

General Business-Action

On a motion by Ms. McIntyre and seconded by Ms. Landon it was unanimously carried to approve the following Invoices:

Cockey, Brennan & Maloney, P.C.

- Invoice dated 7/09/18 for Professional Services for the month of June in the amount of \$2,000.00 if paid by 7/15/18 a discount from total due of \$2,418.00.

Davis Bowen & Friedel, Inc.

- Invoice dated 6/22/18 for Design Phase-Deal Island Road Watermain Project for the period of 4/28/18 to 6/01/18 in the amount of \$846.00.
- Invoice dated 6/29/18 for On-Call Legal Support for the period of 4/28/18 to 6/01/18 in the amount of \$450.00.
- Invoice dated 6/29/18 for General On-Call Services for the period of 4/28/18 to 6/01/18 in the amount of \$375.00.
- Invoice dated 6/29/18 for On-Call Services-PASE Water Treatment Evaluation-Blending for the period of 4/28/18 to 6/01/18 in the amount of \$1,650.00.
- Invoice dated 6/29/18 for Water/Sewer Service Area Mapping for the period of 4/28/18 to 6/01/18 in the amount of \$1,020.00.
- Invoice dated 6/29/18 for Design-Fairmount WWTP Decommission & Transmission Project for the period of 4/28/18 to 6/01/18 in the amount of \$4,769.50.

On a motion by Ms. Bush and seconded by Ms. Landon it was unanimously approved to ratify the following Phone Poll:

Approval of Minutes

The Sanitary Commission regular session minutes dated 6/21/18 were previously distributed. On a motion by Ms. Bush and seconded by Ms. Landon it was unanimously carried to approve the regular session minutes dated 6/21/18.

Appointments

Mr. Jonathon Hill was present at 1:40 p.m. Mr. Hill requested a meeting with the Board after they took no action at the June 21st meeting for his request for a refund of fees paid at settlement for 11760 Somerset Ave. After much discussion at the June meeting, it was decided that this bill should have been negotiated before the settlement took place and should have been the responsibility of the previous owner due to the fact that the bill dated back to 2015.

According to Mr. Hill, after receiving high usage of 83,900 gallons during June 2017 quarter he checked basement for an excessive amount of water but found none. Initial work orders indicated that the meter was on and usage was accurate, however after further investigation the meter in the road was found to be off and unreadable. The Sanitary District has no record of the property being turned off. The property is now being read by the meter located inside the building which has been verified by the Sanitary Staff. Mr. Hill believes the usage prior to purchase is inaccurate and is inquiring if it is policy to charge for usage on a valve that is turned off on a work order that doesn't exist.

Ms. Mister stated that we do in fact have a leak statement from the previous owner showing a leak fixed in August 2015 which would have contributed to the high bill left by the previous owners at Tax Sale. Ms. Mister also stated that the meter could have been turned on illegally which could explain the lack of documentation for cutoff. Mr. Hill asked the Commission when the faulty meter would be replaced, Mr. Ludy explained that it's budgeted for this fiscal year but has not been scheduled yet as there is a lot of work involved including tearing up the sidewalk.

After much discussion it was unanimously decided by the Commission to stand with their previous decision and take no action in this matter. Heather Konyar was present at 2:02 p.m. Mr. Hill asked what the next step would be in the appeals process. Ms. Konyar explained that once our Commission has come to a unanimous decision he would need to seek outside legal support. Mr. Stockus made Ms. Konyar aware that both the Sanitary District and the property owner he is representing, Suraro 86 Properties LLC. are both represented by Cockey, Brennan & Maloney, LLC. Ms. Konyar stated that Suraro 86 Properties LLC and the Sanitary District would both have to hire different counsel to represent them in this case if they proceed with legal action due to the conflict of interest.

Mr. Hill stated he no longer wants the Sanitary Staff reading the internal meter due to liability issues. Ms. Mister stated that Mr. Hill is not the owner and is requesting Mr. Hill provide documentation that the owner is allowing him to speak on their behalf.

A motion was made by Ms. Bush and seconded by Ms. McIntyre to go from open to closed session at 2:13 p.m.

Topics discussed in Closed Session include:

- Developer Agreements; persons present – Adam Riggin, Ellen Bush, Maxine Landon, Janet McIntyre, Anthony Stockus, Jennie Marshall, Starr Mister, Earl Ludy and Heather Konyar.

A motion was made by Ms. McIntyre and seconded by Ms. Bush to go from closed to open session at 2:55 p.m.

After additional discussion, a motion was made by Ms. McIntyre, seconded by Ms. Landon and unanimously agreed to adjust the bill for 11760 Somerset Ave. to a minimum bill until we install the new meter.

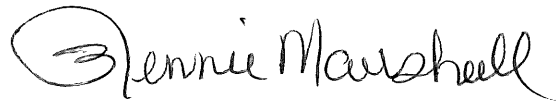
On a motion by Ms. Bush and seconded by Ms. Landon it was unanimously agreed to adjourn at 3:00 p.m.

Approved by:



Adam Riggin
Chairman
Somerset County Sanitary Commission

Respectfully Submitted:



Jennie Marshall
Administrative Aide
Somerset County Sanitary District