

TOWN OF UNION BRIDGE
WORK SESSION
October 7, 2024

The Council held a work session meeting on October 7, 2024, at 6:30 p.m., in the Town Hall. Notice of the meeting was given by posting the agenda at the Town Hall, on the Town's website, and provision to the Carroll County Times. Those present were Mayor Perry L. Jones Jr.; Laura Conaway; Ellen Cutsail; Bret Grossnickle; Amy Kalin; Clerk Treasurer, Dawn Metcalf; Town Attorney, John Maguire and Planning and Zoning Consultant, Edmund Cueman. Councilmember Cheri Thompson was absent.

TOWN ATTORNEY JOHN MAGUIRE, P&Z CONSULTANT, EDMUND CUEMAN – CITIZENS UB SUBDIVISION

Union Bridge Solar Subdivision.

Edmund Cueman, Town Planning Consultant, reported on the status to date following the initial subdivision plan referral to several agencies (State, County and Local) for review and comment; that a resubmission had been received as a result and was likewise referred to certain agencies based on initial comments. In that the Town Council serves in the capacity of the 'utility of record' for public water and sewerage systems in the Town, Mr. Cueman, noted the Planning Commission will need the Council's disposition regarding the matter of connecting the two existing dwellings located on Lot 1 (one) to the Town system.

Mr. Cueman and Mr. Maguire provided some background from the time of annexation which contemplated a public connection arranged at the time subdivision approval was to occur. This subsequently necessitated a pre-requisite amendment (which occurred) of the County Water and Sewer Master Plan to encapsulate the curtilage area of the two (2) dwellings and a 30-foot easement across Lot 2 (two) as being within the Town's *Existing Service Area* for the private water and sewer connecting lines.

Subsequently, the tenant family that occupies the existing dwellings made known to Citizens their adamant reluctance to hook-up to Town utilities. As a result, Citizens arranged to test the existing well for quantity and quality after which the Health Department determined the well passed the water quality test and the quantity was sufficient to serve both dwellings. Attention shifted to the septic system for which the Health Department had no record and Citizen provided a septic system report for the accessory dwelling. In January 2024, the Health Department determined it would not force a hook-up for either dwelling but they strongly recommend it saying "However, when the existing septic systems fail, they will be required to hook-up to the public sewer and if something happens to the well (runs dry, gets contaminated, etc.) they will have to hook up to public water. Again, this office strongly recommends hooking-up now but we will not require it". (1/25/24)

After thorough discussion, **motion was made by Bret Grossnickle seconded by Ellen Cutsail and unanimously carried that connection to the Town Water and Sewer System be made as a condition of approval of the subdivision, and the Planning Commission be advised.**

(The Clerk will transmit a copy of Council's determination to Mr. Cueman, for the Planning Commission's subdivision file).

MISCELLANEOUS DISCUSSION

- MS4 NPDES permitting was discussed, with Litter Clean-up and Education & Outreach event tracking sheets passed out to Mayor and Council.
- Mayor and Council was made aware that LGIT discovered that the method they used to calculate property premiums for the past ten (10) years was flawed, which resulted in members being charged more or less than intended for their property premiums each fiscal year. LGIT will send out a letter detailing if members were overbilled or underbilled in the near future.
- Sustainable Maryland Resolution was passed out to everyone and will be brought up at the October 28, 2024, council meeting.
- Discussed MDE questions on the Preliminary Engineering Report for the WWTP.

LAURA CONAWAY

-Laura Conaway had no new business.

ELLEN CUTSAIL

-Ms. Cutsail had no new business.

BRET GROSSNICKLE

-Mr. Grossnickle had no new business.

AMY KALIN

-Ms. Kalin had no new business.

CHERI THOMPSON

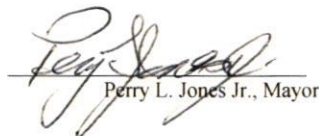
-Ms. Thompson was absent.

MAYOR JONES

-Mayor Jones had no new business.

The October council meeting will be held on October 28, 2024.
The November work session meeting will be held on November 4, 2024.


Clerk-Treasurer


Perry L. Jones Jr., Mayor