

TOWN OF SNOW HILL, MARYLAND

Life on the River

WORK SESSION

JUNE 7, 2016

On Tuesday, June 7, 2016 the Mayor and Town Council convened in a work session at 4:30pm at the Train Station on Belt Street, Snow Hill, Maryland.

PUBLIC OFFICIALS PRESENT

Mayor John Dorman; Councilwoman Alison Cook; Councilman Michael Pruitt; and Councilwoman Jenny Hall.

STAFF IN ATTENDANCE

Kelly Pruitt, Town Manager; Trish Goodsell, Asst. to the Town Manager

JAY BERGEY

Jay Bergey requested to meet with the Mayor and Council to discuss his property on Belt Street. Developer Tom Ayd has previously approached the Town to request approval to build a workforce housing subdivision on Mr. Bergey's property, which the Mayor and Council did not approve.

Mr. Bergey felt that there was some miscommunication on the plan for the development, as it would not be Section 8 but instead workforce housing, which requires that the residents are employed. The developer would receive tax credits to build the project. The tenants would only be required to qualify initially and the largest percentage focused on would be 60% of AMI. He gave the example of: husband/wife/2 kids, husband income is \$60,000, wife attends school and works part time with income of 20,000, totaling \$80,000 household income. They would qualify under the \$44,000 income limit due to adjustments such as daycare costs being credited, student income being exempt, and \$1000 taken off for 2 kids.

Mayor Dorman asked what the lowest income would be to qualify. Mr. Bergey responded that there is one tier that would be 20-30% of AMI.

Councilman Pruitt added that his concerns were: the minimum/maximum income limits; once it is developed out what happens; and where would the areas of compromise be.

Councilwoman Cook requested a copy of the current demographics for similar projects for comparison. Mr. Bergey advised that he would e-mail those to her.

VACANT BUILDING ORDINANCE

Kelly Pruitt advised that the drafted Ordinance has been changed to be titled "Vacant and Blighted Building Registration". The Ordinance now simply requires a registration of vacant buildings.

Gary Weber commented that he would like to see "a portion thereof" removed from the definition of "Vacant", because if a portion is occupied the unit is technically not vacant.

The Mayor requested that this section be removed from the definition. Mrs. Pruitt will also remove the final sentence of the definition, as it basically states the same.

RESOLUTION NO. 2016-04

Mayor Dorman stated that this Resolution will be presented at the Town Meeting for approval. The Resolution approves the Town to manage funding from the State to be used for Becky Payne's renovation project. Mayor Dorman stated that Mrs. Payne obtained the funding on her own but the State mandated that the Town manage it.

TECHNOLOGY MD NETWORK COMPANY

Mrs. Pruitt advised that this company wants to install utility poles, 120' high in the Towns' right of way. One would be located around Sturgis Park and the other elsewhere. The company would then sell reception. They have advised that the Town cannot tell them they can't erect the poles.

Mayor Dorman requested the Mrs. Pruitt contact the Town Attorney to review this matter.

COMPREHENSIVE REZONING PLAN

Copies of the revised draft of the Comp Rezoning Plan were given to the Mayor and Council with a questions and answers response page from Karen Houtman, Town Planner on the front. The Council will need to review the document and submit any comments.

Councilman Pruitt gave a motion to enter closed session to discuss personnel, business development and real estate matters. This motion was seconded by Councilwoman Cook. A roll call vote was taken and the motion was carried.

CLOSED SESSION SUMMARY

Following a motion by Councilman Pruitt, seconded by Councilwoman Cook, the Council voted to meet in closed session at 5:41pm at the Train Station to discuss personnel matters, business matters and real estate matters, as permitted under the provision of Section 3-305(b)(1)(3)(4) of the State Government Article of the Annotated Code of Maryland. Additional staff present at the closed session was: John C. Dorman, Mayor; Kelly Pruitt, Town Manager; Trish Goodsell, Asst. to the Town Manager, and Michael Day, Economic Development Coordinator. Topic discussed and actions taken included:

- Personnel – fire department and planning/zoning
- Acquisition of property – will need to do further research
- Business location – legal counsel will review

Mayor Dorman left Executive Closed Session at 6:53pm and entered into Open Session.

ADJOURNMENT

With no further discussion, the meeting was adjourned at 6:53pm.

Respectfully submitted,

Trish Goodsell, Asst. to Town Manager