

Town Council of Centreville
March 21, 2024
7:00 p.m.
MINUTES

The March 21, 2024 Town Council meeting was called to order at 7:00 p.m. by Vice President Eric B. Johnson, Jr. at the Liberty Building located at 107 North Liberty Street, 2nd floor meeting room. The following members and staff were present: Eric B. Johnson, Jr., Vice President; Jim A. Beauchamp, Daniel B. Worth, and Jeffrey D. Kiel, Members; Carolyn M. Brinkley, Town Manager; Sharon VanEmburch, Town Attorney; and Gaye Adams, Town Clerk.

- Following the Pledge of Allegiance, Mr. Worth made a motion to approve the March 7, 2024 meeting minutes, as presented. Mr. Beauchamp seconded the motion, which passed unanimously.

Citizens Comments

No citizens offered comments.

New Business

- a. Ordinance 02-2024- Rezoning Map 44F – Parcel 60 – Providence at Centreville – Council President
 - Ordinance 02-2024 was presented for the purpose of amending the Town of Centreville Zoning Ordinance, which is Chapter 170 of the Town Code, to zone land annexed into the Town of Centreville.
 - Mrs. VanEmburch provided details that at the last Council meeting, Resolution 07-2024 for the annexation of Map 44F – Parcel 60 – Providence at Centreville was forwarded to the Planning Commission. She stated that Ordinance 02-2024 will also need to be forwarded to the Planning Commission for a recommendation. Following the recommendation, a public hearing for the annexation will need to be scheduled.
 - Mr. Worth made a motion to forward Ordinance 02-2024 – Rezoning Map 44 F – Parcel 60 – Providence at Centreville to the Planning Commission as presented. Mr. Beauchamp seconded the motion, which passed unanimously.
- b. Resolution 08-2024 – Revised Fee Schedule – Council President.
 - Resolution 08-2024 was presented for the purpose of establishing certain fees, charges, and expenses to be paid to the Town of Centreville pursuant to the authority set forth in the Town of Centreville Charter, Town of Centreville Zoning Code, Section 170-63, and all matters relating to said rates, fees and charges.
 - Ms. Brinkley clarified this is an updated fee schedule for fee increases related to MDIA (Maryland Department Inspection Agency). The Town did include a permit revision cost to the fee schedule.
 - Mr. Beauchamp made a motion to approve Resolution 08-2024, as presented. Mr. Kiel seconded the motion, which passed unanimously.

Reports of Boards and Commissions

- a. Maryland Municipal League
 - Mr. Beauchamp stated there is a Smart Growth Summit on May 2, 2024, in Annapolis and will forward the information onto the Planning Commission.
- b. Council of Governments
 - Mr. Kiel noted the Queen Anne’s County Department of Emergency Services was present at COG to discuss the updated hazard mitigation plan (HMP). The towns, including Centreville, adopt the County’s HMP instead of creating their own.
 - Queen Anne’s County reported that a new regional hospital will be built in Easton and construction is expected to begin in 2025 with expected completion in 2028. QAC is giving \$5 million to the project.
 - The sewer project is 79% complete in Barclay.
 - The community in Church Hill, Church Hill Hunt, is going to build 42 additional homes.
 - The County is working on the Developers Rights and Responsibilities Agreement (DRRA) for the Wheatlands project.

- County Administrator, Todd Mohn said QA County budget cycle will be tough this year due to the passed Kirwan legislation which requires the county to increase teacher’s salaries by 10% by June 2024.

Mr. Johnson requested a brief on the hazard mitigation plan and to invite Assistant Chief of Operations, Lori Morris and Director Scott Haas to address the Council and discuss the County’s plan, as well as address the concerns for the Town.

c. Economic Development

- Mr. Johnson stated that the Town’s tax revenues are not aligned as commercial tax revenues are 15% and residential makes up 85%.
- Public Utility Tax (PUT) is currently at \$13 per \$100 of assessed value.
- ARPA funding needs to be contracted by 12/31/2024.
- Mr. Johnson discussed the economic development initiatives:
 - CREDE (Centreville Reaching for Economic Development Enterprise), the private/non-profit economic vehicle will launch April 10th at 5:30pm at the Liberty Building.
 - One of the projects is a grant opportunity for streetscape grants that would allow for walkable shopping centers, laying of fiber, and other possibilities. Mr. Johnson did ask the town to post this upcoming meeting on our website.

d. Park Advisory Board

- Nothing at this time.

e. Planning Commission

- Mr. Worth reported they are still working on the zoning maps and revising their by-laws.

Reports Department Heads

a. Town Manager

- Ms. Brinkley reported the following:
 - Continue to work on the budget
 - The Secretary of Housing and Community Development, Jake Day, will be in Centreville Tuesday March 26, 2024, at 10:50 a.m. to receive a tour of Centreville’s façade improvement program and the properties that have benefitted from this grant. Monday evening there is a dinner scheduled with the Secretary at Mama Mia’s as well.
 - The presentation regarding the wastewater treatment plant will take place at the April 4th Town Council meeting. Mr. Johnson asked the engineers to address any concerns the Town may have regarding stream discharge.

Mr. Johnson wanted to recognize all the hard work by the Town Manager, Carolyn Brinkley, and her staff regarding the budget, thus allowing the Council to make easy and informed decisions for the town.

Citizen Comments

No citizens offered comments.

Council Roundtable

- Mr. Kiel had stated that he understood the State Highway Administration (SHA) will be coming in July to pave MD Rt. 213 North beginning at Gravel Run. He asked Ms. Brinkley if the letter to SHA he requested had been sent. She indicated it had not but will prepare for signatures.
- Mr. Beauchamp had nothing to report.
- Mr. Worth had nothing to report.
- Mr. Johnson reported that he attended the Plastic Free QAC event on Kent Island where previous Council President Steve Kline was recognized for his hard work and commitment to keeping our waterways plastic free. Mr. Johnson acknowledged President Kaiser as a co-sponsor and helping to get that resolution passed.

Motion to Adjourn- Mr. Johnson made a motion to adjourn the March 21, 2024 Town Council meeting. Mr. Kiel seconded the motion. The meeting adjourned at 7:25pm

Respectfully submitted,

R. Gaye Adams
Town Clerk

Council Action Items:

1. Approved the meeting minutes of March 7, 2024.
2. Approved forwarding Ordinance 02-2024 – Rezoning Map 44 F – Parcel 60 – Providence at Centreville to the Planning Commission, as presented.
3. Approved Resolution 08-2024 – Revised Fee Schedule.