

TOWN OF UNION BRIDGE
WORK SESSION
November 14, 2022

The Council held a work session meeting on November 14, 2022, 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.; Donald Wilson; Laura Conaway; Amy Kalin; Cheri Thompson; Edgar Wentz; Clerk-Treasurer, Dawn Metcalf and Town Attorney, John Maguire.

TOWN ATTORNEY – JOHN MAGUIRE

- Mr. Maguire informed the Mayor and Council that there has been no response from American Tower's attorneys concerning the decrease in revenue share. After discussion on how to proceed, Mayor and Council instructed Mr. Maguire to send the attorney for American Tower an email expressing the Town's frustration with American Tower's lack of response and asking for a substantive response within the next 45-60 days.
- Mr. Maguire also discussed, Tower Alliance, LLC, Senior Lease Consultant, David Albergo's, September 28, 2022, email offering four (4) updated offers to buy out the revenues-share lease. Mayor and Council decided to table the discussion until there is some resolution from American Tower concerning the decreased revenue share. Mr. Maguire will inform Mr. Albergo of the situation. A copy of Mr. Albergo's offer is attached to and made a part of these minutes.
- Mr. Maguire reported that the real property assessment for Citizen's UB Solar increased from \$878,700 to \$1,683,900. Mr. Maguire was informed that Carroll County will be sending out a revised bill. A copy of the revision is attached to and made a part of these minutes.
- Mr. Maguire discussed with Mayor and Council the management agreement at Shriner Court.
- Mr. Maguire updated the Mayor and Council on Locust Wetlands Forest Conservation Easement. Language has been added to the proposed easement allowing Union Bridge the ability to designate a portion of the easement, as may be necessary, to use for the operations and/or discharge associated with a wastewater treatment plant or facility planned for lands adjacent to the easement; and upon such designation the County shall release the area so designated. Town Attorney, Mandi Porter will present the Forest Conservation Deed of Easement approval and authorization for Mayor Jones to sign at the November 28, 2022, council meeting.

MISCELLANEOUS DISCUSSION

- After discussion, **Councilmember Laura Conaway motioned to move the \$5,000,000 for the upgrade of the Waste Water Treatment Plant to a U.S. Treasury Bond. Councilmember Cheri Thompson seconded and the motion passed unanimously.**
- Ferguson Water Meter Proposals update: The Town is currently waiting on the cellular analysis results. Once we receive these results, the Mayor and Council can vote on what system the Town wants to go with.
- Everyone was given a copy of the Community Center Walkway Proposals.
- Mr. Jay Lang sent in a request for a credit on his 4th quarter water/sewer bill, due to the recent water service interruption/repair. Mr. Lang stated that he had to run his water to clear the dirt out of his system and he also had to replace two of his water filters. After discussion, Mayor and Council declined his request, due to policy which is recorded in the Town Code, Chapter 210, Section II, Town Water Regulations, Subsection O, Interruption of Service and Reduction of Pressure. A copy of Mr. Lang's request is attached to and made a part of these minutes.
- Mayor and Council discussed Amy Mittens' concern about the new street light installed on S. Farquhar. After discussion, Mayor and Council decided that Councilmember Cheri Thompson will investigate the situation and look into some options. This matter will be discussed once more information is gathered. A copy of Ms. Mittens' concern is attached to and made a part of these minutes.
- 102 E. Locust Street trash has been removed.
- Workman Compensation Insurance has increased substantially.
- The decorative street light on the corner of S. Main and E. Locust that was damaged in September 2022, has been repaired.
- Robert Blubaugh, Managing Editor Digital Content, Carroll Media Center (CMC) and Richard Turner, Executive Director CMC, requested to be on the November 28, 2022, council meeting agenda to discuss streaming Union Bridge's council meetings.

DONALD WILSON

- Mr. Wilson stated Steven Stambaugh accepted the maintenance worker position.
- Mr. Wilson has contacted Sensenig's to get a price to remove the dead tree near the water tower.

LAURA CONAWAY

- Ms. Conaway reported that she spoke with Dr. Stong and bible study will resume at Shriner Court.
- Ms. Conaway received a complaint about the weight limit restrictions not being followed for the bridge on W. Locust St.

AMY KALIN

- Ms. Kalin received one (1) water/sewer phone call.

CHERI THOMPSON

- Ms. Thompson invited everyone to the tree lighting on December 2, 2022, at 7:00 p.m. Ms. Thompson invited the Mayor and Council to each read a page from The Night Before Christmas, at the tree lighting.

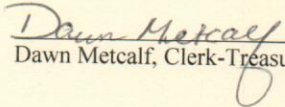
EDGAR WENTZ

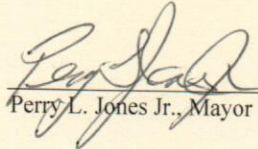
-Mr. Wentz reported that he has a list of things that need to be addressed around the community center, tot lot park area and baseball diamonds.

MAYOR JONES

-Mayor Jones had no new business.

The November council meeting will be held on November 28, 2022.
The December work session is cancelled.


Dawn Metcalf, Clerk-Treasurer


Perry L. Jones Jr., Mayor