

MINUTES
COMMISSIONERS OF POOLESVILLE
April 1, 2019

Call to Order:

Commissioner Klobukowski called the meeting to order at 7:30 PM. Commissioners Dickerson, Brown, Radigan and Cook were in attendance as well as Town Attorney Jay Gullo, Town Engineer John Strong and Town Manager Wade Yost.

PLEDGE OF ALLEGIANCE:

Commissioner Cook lead the pledge.

PUBLIC HEARING

Proposed Ordinance 212 – Chapter 19 – Small Cell Technology

Resident Keir Soderberg testified that the applicants should have to provide information regarding power per channel and consideration should be given to requiring some type of ongoing monitoring to ensure that the units remain in compliance with Federal regulations.

ANNOUNCEMENTS:

Commissioner Dickerson reported on the High School tour with Councilmember Friedson, discussions with him regarding Fair Access and a request for a proclamation to be given on May 10th.

Commissioner Cook reported on the MCCPTA legislative affairs bill requiring a reduction in drinking water lead levels. She also spoke with Councilmember Jawando who is in support of our efforts for medical access, thanked Councilmember Glass for having the library lights repaired, and read to Mrs. Smith's class.

Commissioner Brown discussed a recent email exchange with SHA regarding the Fisher Avenue road transfer.

Commissioner Klobukowski reported the following:

1. The Montgomery County Chapter of MML met with members of the County Council, members present were Glass, Jawando, Friedson, Albornoz, and Katz with Navarro, Rice, Hucker, and Riemer absent. There were 23 municipal representatives, including five Mayors and seven council staff.

The main topics of discussion were Tax Duplication and Zoning Text Amendment (ZTA) 19-01 Accessory Dwelling Units (ADU).

On Tax Duplication, Councilmember Katz restated that we needed to recognize the 17% authorized state income tax that we receive, and we stated we wanted budget certainty just as much as the county executive and council wants, that the other revenue streams we get like HUR, income tax, and property tax had nothing to do with the tax duplication payment we should receive. Either Councilmember Albornoz or Katz stated word to the effect that the county's revenue pie must grow or be grown for us to be paid. This implies it will only happen sometime in the future when the County Executive and Council believes it can afford to do so. That fails to recognize that we were always an integral part of the pie, but we never received what we should have been paid for services provided to our shared constituents.

On ZTA 19-01 ADUs, this amendment would radically and forever change the nature of single-family home neighborhoods by allowing separate dwelling units of varying sizes (largest 1,200 square feet) to be constructed in the backyards of single-family homes.

This ostensibly is to promote more affordable housing units; however, construction costs would not be insignificant, and the owner(s) would want to recoup their investment as fast as possible, which would mean they would be used for Airbnb's.

Most of all it ignores the impact on infrastructure: additional storm water management/treatment required due to the creation of more impervious surface, additional strain on and costs associated with increased demand for water and sewage treatment, trash collection/recycling, street/sidewalks, traffic congestion particularly in older neighborhoods with narrower streets, problems that they would create for fire/rescue particularly if the house in front is fully engulfed in fire and there is no access to the rear ADU, neighborhood policing, noise, and if used for long term family rentals overcrowding of schools. These maybe somewhat, but not completely mitigated by the collection of various impact and property taxes.

Additionally, enforcement would have to be more than just complaint based, it would have to be on a periodic schedule, for which county has not shown any appetite. These are just some of the known consequences.

Extolling the short-term benefits ignores the long-term unintended consequences/problems resulting from completely changing the character of a neighborhood, which will not be able to be reversed, and its accompanying negative overall impact on their quality of life.

Additionally, at that same meeting Councilmembers Jawando and Glass told me that they had had conversations with Holy Cross Health in support of Poolesville's health care needs.

2. Our next chapter meeting will be in Laytonsville at Laytonsville Town Hall at 6:30PM. Mayor Ruspi asks, and I believe Monica Marquina our Chapter Secretary has sent email requesting you notify her, if you are planning to attend to ensure they order enough food.

4. Commissioners Brown, Cook, and Klobukowski mentioned that they have read story books to the students of Poolesville Elementary School's Kindergarten and First Grade classes.

OPEN FORUM:

Resident Joyce Breiner presented a slide show and spoke in favor of solar projects.

Dickerson Resident Doug Boucher spoke in support of solar projects.

APPROVAL OF MINUTES:

Commissioner Dickerson motioned to approve the minutes of March 18, 2019 & Closed Session. Seconded by Commissioner Radigan. Motion carried 5-0.

NEW BUSINESS:

Solar Text Amendment

Frank Jamison addressed the Commissioners and explained his proposed text amendment to allow a 30 MW solar array for off-site use in the PRD Zone. After a lengthy discussion including audience participation, no actions were taken and the topic would be discussed at some time in the future.

Accessory Dwelling Units – ZTA-19-01

Commissioner Klobukowski provided an overview of the topic. He also introduced a letter to Councilmember Riemer in opposition to the County amendment in support of other municipalities in the M.C. MML Chapter.

Poolesville Day Chairperson Stipend

Commissioner Radigan led the conversation. He explained the Poolesville Day Committee had not decided whether the Chairperson should be paid or not. After a discussion, the Commissioner were in support of the stipend, however they wanted the Poolesville Day Committee to make the determination and then include it in their annual budget.

2020 Census

Commissioner Klobukowski briefed the Commissioners on an email he had received regarding the 2020 Census.

OLD BUSINESS:

Adoption of Ordinance 212 Chapter 19, small Cell Technology

Commissioner Dickerson motioned to adopt the Ordinance. Seconded by Commissioner Brown. Motion carried 5-0.

TOWN MANAGER'S REPORT:

Town Manager Yost reported:

1. Well 11 - Potomac Edison is installing the electric. We will now begin accessing the site and hopefully grade/pour foundation soon.
2. 2019 Paving - Bids were opened, we have received some fair pricing. John is still reviewing, and we will have award recommendations on the April 15 agenda.
3. Streetsweeping April 16th.
4. E.V. Chargers, the base supports have been installed. Electrical Vehicle Institute has a plan into Montgomery County for the electrical permit. Once that is approved, work will commence.
5. SHA - Had a conversation with Ericka Rigby, Lead Engineer, District 3, the one Jim, John and I met late October. I requested information on the scheduled visit to review Fisher Avenue Conditions per the plan we presented to her. She informed me that the paving was approved for Hersperger to Partnership. I informed her that section of roadway was on the border and leaving Town not the area we had discussed and under consideration for the road transfer. Haven't heard back, but one of the SHA roadway engineering consultants were out last week evaluating Fisher avenue from Hersperger to 109.
6. County Road Transfers - February 12th we were told 90 days May 12-13

COMMITTEE REPORTS:

PLANNING COMMISSION – Commissioner Radigan reported that he had received a call from Jim Clifford wanting to set up a meeting.

PARKS BOARD – Commissioner Cook reported that the Board will meet this Wednesday.

EVENTS COMMITTEE – Commissioner Dickerson reported on the Springfest and Friday on the Commons meetings.

SCHOOL LIASON – Commissioner Klobukowski discussed the Mom's club tour scheduled for April 2.

FAIR ACCESS – Commissioner Brown discussed the Fair Access Partner's meeting.

ADJOURNMENT

A motion was made to adjourn by Commissioner Brown, seconded by Commissioner Klobukowski. Motion passed 5 -0.