

**FRUITLAND CITY COUNCIL  
MONDAY, APRIL 27, 2009  
SPECIAL MEETING  
MINUTES**

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The Fruitland City Council met in work session at City Hall on Monday afternoon, April 27, 2009 at 3:00 p.m. with the following members present:

*President Gregory J. Olinde, Treasurer Gloria J. Ortiz, Councilor Raymond D. Carey,  
Councilor Theodore O. Lokey, and Councilor Richard F. Tull.*

Also present were:

*City Manager John F. McDonnell, City Solicitor Andrew C. Mitchell Jr., Director of Public Utilities Joseph P. Derbyshire, Public Works Director P. Cooper Townsend, and City Clerk Diane Nelson.*

Our guests included:

*Amanda Pollack of George, Miles, and Buhr (GMB), Brian Foret, Director of Facilities, Wicomico County Board of Education(WCBOE), Leisl Ashby, Facility Planner, WCBOE, Fulton Jeffers, Solicitor, WCBOE, and Robert Simkins of Becker Morgan Group.*

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President Olinde called the work session to order at 3:00 p.m. for the purpose of discussing the potential for building a school within Fruitland City limits and the associated inherent issues for both the City of Fruitland and the WCBOE.

Brian Foret reported that the WCBOE has narrowed its search for building sites down to two locations, one on Snow Hill Road and one in Fruitland. THE WCBOE is interested in Fruitland's expectations should the school come to Fruitland.

*Fruitland Councilors voiced individual concerns should the school locate in Fruitland, with several concerns shared by all.*

- Availability of Water and Sewer
  - Key Issues
    - Equivalent Dwelling Units (EDUs)
      - ❖ Maryland Department of the Environment's (MDE's) standards require 113 EDUs versus WCBOE's projected 28 EDUs actual use
      - ❖ Would the 113 EDUs come out of the County's allocated 800 EDUs [Utilities Director Derbyshire stated that the City did not have the 113 EDUs to allocate without dipping into the County's reserved allocation; City Solicitor Mitchell indicated that the City also had the right to buy back the allocated EDUs from the County, and could then allocate those EDUs to the WCBOE]
    - Southwest Interceptor
      - ❖ Would the WCBOE have to install to have access to water/sewer
      - ❖ Could the WCBOE use the Camden Sewer Shed permanently or could they use it temporarily and tie into the Southwest Interceptor when it becomes available[Amanda Pollack of GMB and Utilities Director Derbyshire confirmed that the Camden Sewer Shed's capacity would support the school's needs with upgrades to both the Camden/Sharp's Point and Allen Cut-off Lift Stations]

- Increased Traffic
  - Key issues
    - Traffic Patterns
      - ❖ Rt. 13 and South Division
      - ❖ South Division and South Camden
    - Traffic Lights
      - ❖ New at Rt. 13 and South Division
      - ❖ New at South Division and South Camden
- Road Improvements
  - Key Issues
    - South Division Street
      - ❖ Repave from Rt. 13 to South Camden Avenue
      - ❖ Align the intersection crossover at Rt. 13 and South Division Street
    - Malone Street
      - ❖ Would the WCBOE need to develop Malone Street as a back entrance to the school
      - ❖ Would developing Malone Street relieve traffic issues

*WCBOE offered the following comments in response to councilors' concerns.*

- State Highway Administration (SHA) would be conducting final traffic studies that would determine needs for traffic patterns and traffic lights; preliminary studies did not indicate a need to develop Malone Street to alleviate traffic
- WCBOE planned to improve the school frontage on South Division Street, providing necessary ingress/egress and turn lanes as needed
- WCBOE would be agreeable to funding infrastructure upgrades that would allow the school to utilize the Camden sewer shed until the Southwest Interceptor was available for school tie in
- WCBOE confirmed that the County would expect no sewer impact fees to be due the City should the County agree to let the WCBOE utilize County EDUs. [The County was willing to have the WCBOE pay the County for the 3-yr average of actual EDU usage projected at 28 EDUs, with the remaining EDUs (113 minus 28) reverting back to the County's allocation at the end of the 3-yr period]
- WCBOE questioned the amount of water impact fees that would be due the City, whether fees would be based on required (113) or projected (28) EDUs {City Solicitor Mitchell indicated that the City may be able to collect water impact fees at an agreed upon lesser EDU usage since the city is not bound to collect at the required EDU sewer usage, stipulating an adjustment be made should the actual EDU usage be significantly different than the projected EDU usage}

*City Councilors and WCBOE representatives agreed that a reasonable outcome for today would be determining the issues that would need to be worked out should the school locate in Fruitland.*

- A written agreement between the City, WCBOE and County would need to be in place allowing the City to utilize reserved County EDUs for the WCBOE, otherwise there are no EDUs for the WCBOE

- A written agreement between the City and the WCBOE would need to be in place indicating that the WCBOE will fund the necessary upgrades to the two lift stations in the Camden sewer shed that would allow the school temporary water/sewer access through the Camden Interceptor, with the understanding that the school will tie in to the Southwest Interceptor when it becomes available
- SHA final traffic studies will dictate final road improvements the City will request the WCBOE fund

*City Councilors and WCBOE representatives agreed that a school exerts a positive economic impact on a community by galvanizing development and bringing people to the community and that Messrs. Jeffers and Mitchell will work toward an agreement between the City and the WCBOE that will encompass the aforementioned issues.*

With no further business to discuss, on motion made with a unanimous vote in favor, the work session adjourned at 4:15 p.m.

*Diane C. Nelson*

Diane C. Nelson, City Clerk

*Approved, September 8, 2009 dcn*