



Town of Sykesville

7547 Main Street, Sykesville, MD 21784

p: 410.795.8959 f: 410.795.3818

www.sykesville.net

Town House

Ian Shaw, Mayor

Dawn M. Ashbacher, Town Manager

Linda S. Quinn, Town Treasurer

Janice M. Perrault, Town Clerk

APPROVED

OFFICIAL MINUTES OF MARCH 10, 2014 REGULAR COUNCIL MEETING **NO. 14-04**

The regular Council meeting of the Town of Sykesville was held on March 10, 2014. Mayor Shaw called the meeting to order at 7:00 P.M. in the Council Meeting Room at the Town House. Mayor Shaw led the pledge of allegiance to the flag and a moment of silence.

PRESENT: Mayor Ian Shaw, Council President Frank Robert, and Council Members Leo Keenan, Julia Betz, Anna Carter, Stacy Link and Al Grasley

STAFF: Dawn Ashbacher, Town Manager
Sgt. Shawn Kilgore, Interim Police Chief
Janice Perrault, Town Clerk
Ivy Wells, Main Street Manager

Guests: Trent Kittleman, candidate for the MD House of Delegates, District 9A was present and announced if she is elected, she will be representing the Town of Sykesville. Ms. Kittleman stayed and listened to the meeting.

Commissioner Howard was also in attendance for the Warfield property discussion.

Auxiliary Captain Mike Blair, Lieutenant Jason Niver, and Officer Kenneth Noel.

PUBLIC CONCERNS: Nothing

PUBLIC SAFETY REPORT: Sergeant Kilgore reported on the period from February 20 through March 5. There were a total of 97 calls for service which included 6 assists to other police agencies/departments outside the Town.

Police Auxiliary Promotion and Recognition - Interim Chief Kilgore and Auxiliary Captain Blair recognized Lieutenant Jason Niver as the 2013 Auxiliary Officer of the year and promoted Kenneth Noel to Corporal.

COUNCIL COMMITTEE REPORTS:

- **Main Street Association Board** – Council Member Keenan announced that Sykesville Pottery and Art Center will open next to Farm and Home on Main Street, in the Shatz building. The French Twist is waiting on inspections and expects to open on April 1.

COUNCIL MEETING MINUTES

March 10, 2014

Cont.

- **Historic District Commission** – Council Member Link announced the next meeting will be held on March 25. She mentioned the Gate House Museum will host a discussion on Oakland Mills at the Town House on Thursday, March 13 at 7:00 p.m. There is also a new display about Springfield Hospital Center at the Gate House Museum.
- **Warfield Development Corporation (WDC)** – Mayor Shaw announced the WDC met to discuss the contract with The Warfield Development Corporation. The next meeting for WDC is scheduled on April 2.
- **Military Memorial** – Council President Robert announced the last day to buy a brick will be March 21, 2014. Mayor Shaw announced that for every 5 bricks sold between now and then he and his wife will buy a brick.
- **Planning Commission** – Council Member Betz announced the March 3 meeting was cancelled, and the next meeting is scheduled for April 7.
- **Main Street Association, Promotions Committee** – Council Member Grasley announced “Mimosas on Main Street” will be on April 6.
- **Parks & Recreation Committee** – Council Member Carter indicated the Parks & Recreation Committee met on March 6 and discussed concerts and movies in the park that will be held at Millard Cooper Park. In addition, the Easter Egg hunt will be held on Friday, April 18.

ANNOUNCEMENTS:

Part time employee – On February 24, in closed session, the Mayor and Town Council approved hiring Ian M. Ozminski as a part time Maintenance Worker for the Public Works Department with a pay rate of \$10.00 per hour contingent on successfully passing a physical and drug screen.

Police Chief Candidates – On Friday, February 28, and on Saturday, March 1, the Town conducted interviews with the 5 finalists for the Chief of Police position.

Maryland Municipal League – The Carroll County Chapter of the Maryland Municipal League will offer three \$1,000 scholarships to Carroll County high school students. Applicants must live in one of the eight municipalities and adhere to the listed criteria on the application. The application is due May 2.

Mayor and Town Council retreat – the Mayor and Town Council retreat is scheduled for Saturday, March 29.

BUSINESS:

1. **Quitclaim deed for 881 Sandosky Road** – Dennis Hoover, Town Attorney explained in 1992, the deed for this property was not properly recorded and it

COUNCIL MEETING MINUTES

March 10, 2014

Cont.

was the intent of the Town to dedicate its interest, ownership or control, of a portion of the old road bed of Marriottsville/Raincliffe/Sandusky Road, from College Avenue to the Maryland State Highway right-of-way, to Mr. Alan Gillis. It is recommended that the Town provide a quitclaim deed transferring any right, title and interest the Town may have.

MOTION: Council Member Betz motioned and Council Member Carter seconded to authorize the Mayor to execute and deliver a quitclaim deed granting all right, title and interest of the Town in and to the abandoned roadbed on Raincliffe Road through the Gillis property to Mr. Gillis.

The motion carried unanimously.

- 2. Warfield agreement of Sale and Purchase –** Mayor Shaw and Dennis Hoover, Town Attorney, presented the proposed contract for the sale of the Warfield complex. The property will be sold for \$7,600,000. Of this, \$2,350,000 will be held in escrow by the Town (\$1,350,000 to be deposited into escrow at closing and the balance to be deposited into escrow within 2 years of closing). The escrowed money will be released to match funds spent by The Warfield Collaborative to preserve the historic buildings on the property. The preliminary concept plan includes a mixed use development with housing, retail and office space. The sale will be conditioned, among other things, upon agreement by the Commissioners of Carroll County and by the Industrial Development Authority of Carroll County to accept the amounts specified in the contract as full payment of loans made to WDC and/or to the Town and their further agreement to release their respective liens on the Property. The Warfield Development Corporation Board voted to approve the sale of the property subject to these terms and recommended the acceptance of the proposed sale to the Town of Sykesville Mayor and Town Council.

MOTION: Council Member Grasley motioned and Council President Robert seconded to take a five minute recess at 8:05 p.m.

The motion carried unanimously.

MOTION: Council President Robert motioned and Council Member Grasley seconded to go back into open session at 8:15 p.m.

The motion carried unanimously.

- 3. Update on South Branch Park (SBP) –** Council Member Carter indicated that representatives from Howard County met with the Parks and Recreation Committee on February 27 and discussed Phase I construction at SBP. Phase I may start in March and will include prepping the site, installing the playground, erecting a 3' retaining wall, rebuilding the old foundation, and installing a pavilion on the new foundation. The Town will not receive the funding for this

COUNCIL MEETING MINUTES

March 10, 2014

Cont.

work until the Town's Program Open Space land conversion package is submitted to and accepted by the State of Maryland. Howard County has indicated they would loan the money to the Town in order to get the work started. The Town will sign a Memorandum of Understanding with Howard County to pay back the money for Phase I of this project. Council Member Carter announced there is a charrette scheduled for Saturday, April 12 from 9:00 am to 1:00 p.m. to discuss the warehouse building and other structures on the property. Another charrette will be scheduled in May or June to discuss the skate park area.

MOTION: Mayor Shaw motioned and Council Member Carter seconded to authorize the Town Manager to sign a Memorandum of Understanding with Howard County Government promising to repay the Town's share of Phase I construction at SBP once the Town receives reimbursement from Community Parks and Playground grant funds. The MOU will be reviewed by Dennis Hoover, Town Attorney prior to signing.

The motion carried unanimously.

- 4. Program Open Space (POS) update** – Dawn Ashbacher spoke with the state and they indicated that since the Patapsco Valley Overlook parcel has such a different topography than the current POS parcel, it would unlikely be able to provide equal recreational value potential. Therefore, the Little Sykes Railway Park is now the only viable option.

MOTION: Council Member Link motioned and Council Member Grasley seconded to approve the use of Little Sykes Railway Park Parcel 4404-13 (4.35 acres and Parcel 4404-3-1 (1.83 acres including the Public Works building) at the discretion of the Town Manager for the Proposed POS land conversion.

The motion carried unanimously.

MOTION: Council Member Grasley motioned and Council Member Keenan seconded to provide guidance to the Town Manager: The goal is to convert as much POS land as possible in the following order of priority 1) 732 Oklahoma Avenue – lot (house); 2) 731 Oklahoma Avenue (Post Office); 3) Old Main Line Park and Centennial fountain; 4) 732 Oklahoma Avenue Lot 2 (parking lot).

The motion carried unanimously.

MOTION: Council Member Grasley motioned and Council Member Carter seconded to approve up to \$4,000 in expenditures to conduct an environmental assessment of the Little Sykes property. Funding for the environmental assessment will come from impact fees revenue.

COUNCIL MEETING MINUTES

March 10, 2014

Cont.

The motion carried unanimously.

MOTION: Council Member Grasley motioned and Mayor Shaw seconded to take a five minute recess at 8:46 p.m.

The motion carried unanimously.

**CLOSED
SESSION:**

Council President Robert motioned and Council Member Grasley seconded to go into closed session at 8:55 p.m.

The motion carried unanimously.

The meeting was proposed to be closed pursuant to the State Government Article of the Annotated Code of Maryland, Section 10-508(a) to discuss (1)(i) the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, designation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction, (ii) Any other personnel matter that affects one or more specific individuals, (7) to consult with counsel to obtain legal advice on a legal matter.

Those in attendance were: Mayor Shaw, Council President Robert, Council Members Betz, Carter, Grasley, Keenan, Link, Town Attorney, Dennis Hoover and Town Manager Dawn Ashbacher.

Items discussed were:

- Personnel - Appointment of employee - confidential personal information - Action
- Consult with legal counsel to discuss Warfield contract negotiations – No action
- Consult with legal counsel to discuss waste oil contract negotiations – No action
- Personnel – Police Chief search - confidential personal information – No action

MOTION: Council Member Keenan motioned and Mayor Shaw seconded to go back into open session at 10:45 p.m.

The motion carried unanimously.

MOTION:

Whereas the Town has previously declared the following parcels of land within the Warfield complex as shown on the Warfield plat: Parcels A, B, C, D, D-1, E, F, G, H, and I as surplus to the Town's needs,

COUNCIL MEETING MINUTES

March 10, 2014

Cont.

Council Member Grassley motioned and Council Member Betz seconded to:

- 1. approve the sale by the Town of Sykesville and Warfield Development Corporation to The Warfield Collaborative, LLC of the following parcels of land within the Warfield complex as shown on the Warfield plat: Parcels A,B,C,D,D-1,E, F, G,H, and I (subject to option of purchaser in first 90 days) in accordance with the terms summarized; and**
- 2. authorize the Mayor and Town Manager to conclude negotiations of an agreement for the sale and purchase of such property; and**
- 3. authorize the Mayor to execute the final agreement for the sale and purchase of such property on behalf of the Town.**

The motion carried unanimously.

**MOTION TO
ADJOURN:**

There being no further business to come before the Council, Council Member Keenan motioned and Council Member Grasley seconded to adjourn meeting at 10:48 p.m.

The motion carried unanimously.

**Respectfully submitted
Janice Perrault
Town Clerk**