

OFFICIAL MINUTES OF MAY 29, 2018 REGULAR COUNCIL MEETING
NO. 18-10

The Council meeting of the Town of Sykesville was held on Tuesday, May 29, 2018. 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 and a moment of silence.

PRESENT: Mayor Ian Shaw, Council President Julia Betz, and Council Members Anna Carter, Alan Grasley, Leo Keenan, Chris True, and Stacy Link.

STAFF: Aretha Adams, Town Manager
Police Chief Michael Spaulding
Evelyn Sweet, Town Treasurer
Kerry Chaney, Town Clerk
Derek Shreves, Public Works Director
Dennis Hoover, Town Attorney

ANNOUNCEMENTS:

- **Announcing the winners of the If I Were Mayor Essay Contest**
Mayor Shaw introduced Eliza Sproul, who was one of the finalists in the contest. Eliza read her essay for the Mayor and Council. Carli Grabau was a semi-finalist. She was not at the meeting, but hopefully she can attend a future meeting.
- **Farmers' Markets every Sunday from 9 AM to 1 PM**
- **The June 2018 meeting will be held on June 25, 2018**

PUBLIC

CONCERNS: Judge Titus introduced himself to the Mayor and Council. He is running for election to be retained as a judge in Carroll County.

TREASURER'S

REPORT: Evelyn Sweet, Town Treasurer, presented the Treasurer's Report for April 2018 and opened the floor for comments.

MOTION: Council President Betz motioned to approve the April 2018 Treasurer's Report. Council Member True seconded.

The motion carried unanimously.

PUBLIC SAFETY

REPORT: Chief Spaulding presented the Public Safety Report for the period of May 7 through May 20. There were a total of 336 reports including 12 assist other agencies, eight community policing events, 11 incident reports, 156 patrol checks, and 25 traffic enforcement initiatives. Chief Spaulding explained that the traffic stop that lead to the discovery of suspected heroin was the result of good police work by Officer

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Betcher. The K-9 used in the search of the car was from the Carroll County Sheriff's Office. Chief Spaulding also explained that while there are rarely charges stemming from the patient on patient assaults, the officers are required to take a report.

Chief Spaulding reported that representatives from the Sykesville Police Department were sent to Officer Amy Caprio's funeral service. She was the Baltimore Police Officer who was killed in the line of duty.

Chief Spaulding also announced that the Torch Run for the Special Olympics will be on June 6. Officer Betcher will be participating in it.

The Mayor and Council thanked the Police Department and the Public Works Department for their help during the storms and flooding. They also thanked the Sykesville Freedom District Fire Department for their help.

COUNCIL COMMITTEE

REPORTS:

- **Written reports were provided**

OPEN SESSION:

Consent Agenda:

I. (2018-34) Town Council Minutes from May 14, 2018

II. (2018-35) Discussion and Action on the Merchant's Cider Stroll

The Mayor and Council decided to vote on these as separate items.

MOTION: Council President Betz motioned to approve the minutes from May 14, 2018 with the revision provided. Council Member Grasley seconded.

The motion carried unanimously with Council Member True abstaining.

MOTION: Council Member Grasley motioned to approve the Merchant's Cider Stroll on October 28, 2018 without a liquor license and with the drinks being served and kept in the stores. Council Member True seconded.

The motion carried unanimously.

Business:

III. (2018-36) Public Hearing on Ordinance NO. 302 – FY19 Operating and Capital Budget and FY19-23 Capital Program

This public hearing was opened at the last Mayor and Town Council meeting. Mayor Shaw asked for any additional comments. There were none. Council Member True asked to have a placeholder for Willow Bottom Road be added to the Streets & Roads section of the Capital Improvement Program. Evelyn Sweet, Town Treasurer, will add it to future Capital Improvement Program.

Mayor Shaw closed the public hearing.

IV. (2018-37) Public Hearing on the FY2019 Real and Personal Property Tax Rates (Same as FY18)

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This public hearing was opened at the last Mayor and Town Council meeting. Mayor Shaw asked for any additional comments. There were none.

Mayor Shaw closed the public hearing.

V. (2018-38) Action on Ordinance NO. 302 – FY19 Operating and Capital Budget and FY19-23 Capital Program

There was no discussion.

MOTION: Council President Betz motioned to approve Ordinance NO. 302 – FY19 Operating and Capital Budget and FY19-23 Capital Program. Council Member True seconded.

The motion carried unanimously.

VI. (2018-39) Action on the FY2019 Real and Personal Property Tax Rates (Same as FY18)

MOTION: Council Member True motioned to approve the FY2019 Real and Personal Property Tax Rates at the rate of \$0.35 per \$100 of assessed value. Council Member Link seconded.

The motion carried unanimously.

VII. (2018-40) Discussion of the Speaker System on Main Street

Julie Della-Maria, Executive Director of the Downtown Sykesville Connection, was in attendance to discuss the speaker system. She explained that speakers will be placed on different buildings along Main Street to create a unified sound system. One of the proposed locations is on the gazebo in front of the Town House. The speakers will be mounted either with the mounts provided by the company or with brackets from Shannon-Baum. The Historic District Commission has already approved the placement of the speakers in a way that will not interfere with any historical elements of the buildings and will limit their visual presence.

MOTION: Council Member Grasley motioned to authorize Aretha Adams, Town Manager, to sign the user agreement for the speaker system on the gazebo.

VIII. (2018-41) Discussion of Renaming Warfield Park

Council Member True presented this proposal to the Council. He proposes renaming Warfield Park after Carrie Dorsey. Carrie Dorsey raised 12 children in poverty, ensured they received an education, and four went on to receive college degrees. Council Member True met with Jack White, Curator of the Gate House Museum, to discuss historical figures the park could be named after and with the Sykesville Parks and Recreation Committee (SPARC). Both Mr. White and SPARC were in agreement with naming the park after Carrie Dorsey.

Council Member Grasley disagreed with the proposed new naming of Warfield Park. He would like to see Carrie Dorsey Park be a new park rather than one already established. He also doesn't want the Warfield history to be

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lost. Council Member True does not think the Warfield history will be lost as there are other things in Town named after Wade Warfield.

The Mayor and Council agreed to have staff provide them with a resolution and proclamation for the renaming of Warfield Park at the next Mayor and Council meeting.

IX. (2018-42) Discussion and Action on Resolution NO. 2018-06 Authorizing the Mayor to Sign All Necessary Documents Regarding the Closing of Warfield

Dennis Hoover, Town Attorney, explained that this resolution ratified the surplus nature of the property and authorizes the Mayor to sign all necessary documents for the sale of Warfield. He explained that this is standard practice with sales from a board so all seven members of the Council do not need to sign everything.

MOTION: Council Member Grasley motioned to approve Resolution NO. 2018-06 authorizing the Mayor to sign all necessary documents regarding the closing of Warfield. Council Member Carter seconded the motion.

The motion carried unanimously.

X. (2018-43) Review and Approval of Proposed Easements for Warfield Closing

Mr. Hoover also presented this item. He explained that there are a number of easements involved currently. Some easements are coming from the County, and the owner of the property would sign them, so if the property is sold prior to the easements being signed, then the purchaser would sign them instead of the Town.

He explained that the Property Owners' Association (POA) was defined in the easements. The POA would be in charge of things such as sidewalk maintenance and storm water management maintenance. Parcels E/F have bioswales and pervious pavement instead of standard stormwater management ponds. The easement allows for the Town to maintain and charge the POA if they do not maintain per the easement. While there are some things that the POA can change with a majority of their members, these cannot be amended without the Town's consent.

Other easements include site line easements, required water and sewer line easements, and grading in Warfield Park to avoid retaining walls in Parcels E/F.

XI. (2018-44) Review and Approval of the Twelfth Amendment to the Warfield Contract

Mr. Hoover explained that the twelfth amendment was supposed to be delivered to him from the purchaser over a week ago. He has not yet received it. There are some things that the purchaser does not agree with in the twelfth amendment. For example, they want the partial release prices to be as low as possible. These are fees paid towards the mortgage as parcels are sold. The fees are placed into escrow for the historic buildings.

XII. (2018-45) Review and Approval of the Public Works Agreement for Parcels E/F of the Warfield Development

Mr. Hoover announced that he does not have the final Public Works Agreement (PWA) yet, however the wording is standard wording. The PWA is an agreement by the developer to build per the construction documents. If it is not completed within three years, the Town can call upon the collateral of the PWA to complete the work. The Town usually has Bob Bond, the Town Engineer, estimate the costs using blue book values, but because the County is reviewing, Mr. Bond was not used. Instead, the County received agreement from the contractors who submitted prices that they would complete the work at the price provided.

MOTION: Council Member Grasley motioned to approve Resolution NO. 2018-08 authorizing the Mayor to execute the Public Works Agreement in the amount of \$3,797,745. Council Member Carter seconded.

The motion carried unanimously.

XIII. (2018-46) Discussion and Action on Resolution NO. 2018-07 for the Agreement for Payments in Lieu of Taxes Between the Mayor and Council of Sykesville and The Warfield Collaborative

This is an incentive for the developer. This will allow them to not have to pay Town taxes during the development phase of the process. Once a tenant is in the building, they will be subject to taxes.

MOTION: Council President Betz motioned to approve Resolution NO. 2018-07 giving the Mayor the authority to sign the agreement for Payments in Lieu of Taxes. Council Member Grasley seconded.

The motion carried unanimously.

**COUNCIL AND MANAGER
COMMENTS:**

- Council Member True asked for an update on the Hawk Ridge Storm Water Management pond. Derek Shreves, Public Works Director, explained that there was a small amount of water in the pond today, however work cannot be done in the rain. They are trying to progress when they can, but there is no estimated completion date yet.
- Mr. Shreves explained that Public Works goes out before and after storms looking for and addressing issues with storm drains. There was no pooling water on Central Avenue during the storms, and no water came over the bank at Vantage Point. Other storm drains may have had some water pooling, but they drained and was no sign of it today.
- Council Member Link mentioned that she would like to see a Council litter pickup day to help remove the copious amounts of debris on the roads.
- Council Member Carter announced that she saw Mr. Shreves on the back of a trash truck, doing the same work as the maintenance workers. She was impressed by him helping the maintenance workers instead of just managing them.

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MOTION: Council President Betz motioned and Council Member Link seconded to take a five minute recess at 9:02 P.M.

The motion carried unanimously.

MOTION: Council Member Grasley motioned and Mayor Shaw seconded to go back into open session at 9:09 P.M.

The motion carried unanimously.

CLOSED SESSION:

The meeting is proposed to be closed pursuant to the General Provisions of the Annotated Code of Maryland, Section 3-305(b): (1) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals.

MOTION: Council President Betz motioned and Council Member Link seconded to go into closed session at 9:11 P.M.

The motion carried unanimously.

Those in attendance were: Mayor Shaw, Council President Betz, Council Members Carter, Grasley, Keenan, Link, and True, Town Manager Aretha Adams, and Public Works Director Derek Shreves.

Items discussed were:

- **Personnel** – Public Works Seasonal Worker – Confidential Personal Information

MOTION: Council Member True motioned and Council Member Grasley seconded to go back into open session at 9:23 P.M.

The motion carried unanimously.

ADJOURN: There being no further business to come before the Council, Council President Betz motioned and Council Member Keenan seconded to adjourn meeting at 9:24 P.M.

The motion carried unanimously.

Respectfully submitted
Town Clerk Kerry Chaney