

OFFICIAL MINUTES OF SEPTEMBER 24, 2018 REGULAR COUNCIL MEETING
NO. 18-17

The Council meeting of the Town of Sykesville was held on Monday, September 24, 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
Kerry Chaney, Town Clerk
Derek Shreves, Public Works Director
Dennis Hoover, Town Attorney

**PUBLIC
COMMENTS:** There were no public comments

PUBLIC SAFETY

REPORT: Chief Spaulding presented the public safety report for September 3 through September 17. There were a total of 335 reports including 11 assist other agencies, three community policing events, 17 incident reports, 155 patrol checks, and 31 traffic enforcement initiatives. Chief Spaulding explained that three community policing events were left off of the report but included his attendance at a special events permitting meeting, an awards ceremony at the Moose Lodge where Officer Kirkner received an award, and attendance at the Maryland Municipal League Public Enforcement Association quarterly meeting. Chief Spaulding announced that there was an arrest of one suspect in connection with the multiple thefts from apartment storage lockers at The Sykesville Apartments.

Chief Spaulding announced that the principal of Sykesville Middle School was happy with a Sykesville officer's presence on the first day of school. He explained that there is a new requirement for the officers to patrol inside the building during the school days. Chief Spaulding also explained that a full-time resource officer would require specific training; one officer has expressed interest in taking the resource officer training.

Chief Spaulding also announced that the 10th annual Junior CSI program started, and there were 34 students.

**COUNCIL COMMITTEE
REPORTS:**

COUNCIL MEETING MINUTES

September 24, 2018

Cont.

- There were no verbal or written reports provided.

ANNOUNCEMENTS:

- Next Mayor and Council Meeting – Tuesday, October 9, 2018
- Farmers' Markets every Sunday from 9 AM to 1 PM

OPEN SESSION:

Consent Agenda:

- I. (2018-65) Town Council Minutes from the Work Session on September 10, 2018
- II. (2018-66) Town Council Minutes from the Regular Meeting on September 10, 2018
- III. (2018-67) Action on the Special Events Permit Application and Guidelines

MOTION: Council Member True motioned to approve the items on the Consent Agenda with item (2018-67) removed for further discussion. Council Member Grasley seconded the motion.

The motion carried unanimously.

III. (2018-67) Action on the Special Events Permit Application and Guidelines

Council Member Carter asked for this item to be removed from the Consent Agenda. She wanted clarification on the requirement for a permit when events are not held on Town property, but will have attendance in excess of 100 people. Aretha Adams, Town Manager, explained that the chart should read "100+ people AND any of the following".

MOTION: Council Member Carter motioned to approve the Special Events Permit Application and Guidelines with the Non-Town Property section amended to say "100+ people and any of the following". Council Member True seconded the motion.

Council Member Keenan asked if the added grievance policy can be applied to applications that were approved with conditions so a grievance can be submitted regarding the conditions. Ms. Adams explained that there will be a conversation between the applicant and Town staff regarding the conditions.

Council Member Keenan amended the above motion to include the addition of a meeting between the applicant and Town staff when the applicants are notified of the approval or denial, and any related conditions.

The motion carried unanimously.

Business:

IV. (2018-68) Public Hearing on Resolution NO. 2018-11 Regarding the Buttercup Property Annexation

Dana Alonzi was in attendance to discuss the potential impact the new development may have on traffic. She is concerned about the current amount of traffic and adding 45 new townhomes to that, along with the other residential developments underway in the area. She is also concerned about the availability of space in the schools.

V. (2018-69) Discussion of and Action on Resolution NO. 2018-11 Regarding the Buttercup Property Annexation

Brooks Leahy was in attendance. He is working with the developer and was there to answer any questions the Mayor and Council may have. Also in attendance was Rob Scranton of Buttercup LLC - the contract purchaser of the property.

Council Member True echoed Ms. Alonzi's concerns about traffic. He explained that the MD Route 32 dualization will be continuing, but the townhomes will not be completed until after the dualization from Linden Church Road to Interstate 70 is complete, so hopefully some of the traffic will be alleviated as a result. He also asked about the 2400 gallon deficit that was reported by the Town because the County's waiver letter has a different number in it. Ms. Adams explained that the 2400 gallon deficit was for sewer which was the most concerning to the County. Water/Sewer allocations will occur during the zoning phase of the process. Council Member True also asked if the road through the development will be entirely maintained by a Home Owners' Association (HOA), and if 45 townhomes would be enough to support a road. All HOA details will be addressed by the Planning Commission, but the current plan is to have it be an HOA maintained road. Council Member True also asked about the Carroll County comment regarding the Town taking over maintenance of Raincliffe Road; he wanted to know if that includes paving and plowing. Ms. Adams will find out what the county expects for Raincliffe Road.

Council Member Keenan asked if the HOA deal would be the same as the one with the Raincliffe Community with respect to the reimbursement for trash collection. Mayor Shaw indicated that it will most likely be the same set up.

Council Member Link asked for clarification that the annexation and zoning change were two separate processes. It was explained that they are two separate processes, but the property owner would not be interested in annexing in to the Town without the zoning change. Council Member Link also mentioned that the Town has more people per square mile than the average for the state of Maryland.

COUNCIL MEETING MINUTES

September 24, 2018

Cont.

Council Member Grasley commented that he is interested in the connectivity that the annexation and development will bring from Main Street all the way to Freedom Park. He also explained that the area is in the Town's designated growth area.

Council Member Carter asked if the adequate public facilities review will be done at both the Town and County levels. It will be done at both levels, and the development cannot proceed without an approval from them. She also asked if the same placeholders for water allocation were used for the Warfield Development. Dennis Hoover, Town Attorney, explained that the water for Warfield was regulated by limiting the number of medical offices allowed on the property.

Council President Betz explained that the Town does not have a lot of developable property currently. She believes that the county will continue to develop, and this development could help control the amount of County development near and around the Town.

Mayor Shaw explained that growth is needed to keep businesses viable in Town. Without houses, there would not be enough people to support Main Street and Warfield. Also, he explained that if the property is annexed into the Town, the Town will benefit from it through added connectivity, taxes, and more. If it is not annexed in, the property can still be developed, but the Town would not receive any of the benefits.

MOTION: Council President Betz motioned to postpone a decision on the annexation and Resolution NO. 2018-11 until after the Planning Commission meets so they can provide comments and a recommendation. Council Member Keenan seconded the motion.

Council President Betz explained that she would like all the facts before a vote is made regarding the annexation. Council Member Grasley doesn't believe a second discussion by the Planning Commission is necessary. Council President Betz explained that the Planning Commission had seen the plans but did not look at them in depth. She would like them to review all of the current information and provide comments to the Council.

The motion passed 5-1-1 with Mayor Shaw, Council President Betz, and Council Members Keenan, Carter, and True in favor of the motion, Council Member Grasley against the motion, and Council Member Link abstaining.

VI. (2018-70) Discussion of and Action on Carrie Dorsey Park Wetlands Easement Relocation

Dennis Hoover, Town Attorney, presented the easement relocation. He explained that there is currently an easement through Carrie Dorsey Park for a sewer, although the sewer is not in place. The wetlands

COUNCIL MEETING MINUTES

September 24, 2018

Cont.

mitigation that was approved by the Council would interfere with the easement. If the sewer is placed in the original location, then the wetlands would be impacted and have to be replaced. A new easement was drawn for the sewers that is outside the mitigation area. The mitigation plan will remain the same.

MOTION: Council Member Keenan motioned to approve the amendment to the easement and authorize the Mayor to sign necessary documents. Council Member True seconded the motion.

The motion carried unanimously.

COUNCIL AND MANAGER COMMENTS:

- Ms. Adams announced that Farm and Home Services has applied for a No Exposure Permit through the Maryland Department of the Environment. They have also hired an engineer and are preparing a notice of intent to apply for an Exposure Permit if they are not granted the No Exposure Permit. Derek Shreves, Public Works Director, has been communicating with Mr. Day and will provide updates as he receives them.
- Ms. Adams also announced that the delegation of Ukrainians had a great visit to Town. She thanked Mayor Shaw for answering their questions, Dennis Boyle for providing a tour of Warfield, Julie Della-Maria and Beth Currence for providing information about Main Street and the Farmers' Market, and everyone else who helped make the visit a success.

MOTION: Council President Betz motioned and Council Member Link seconded to take a five minute recess at 8:31 P.M.

The motion carried unanimously.

MOTION: Mayor Shaw motioned and Council President Betz seconded to go back into open session at 8:40 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): (7) to consult with counsel to obtain legal advice on a legal matter.

MOTION: Council Member True motioned and Mayor Shaw seconded to go into closed session at 8:40 P.M.

The motion carried unanimously.

COUNCIL MEETING MINUTES

September 24, 2018

Cont.

Those in attendance were: Mayor Shaw, Council President Betz, Council Members Carter, Grasley, Keenan, Link, and True, Town Manager Aretha Adams, and Town Attorney Dennis Hoover.

Items discussed were:

- **Consult with Legal Counsel – Dissolution of Warfield Development Corporation**

MOTION: Council Member Grasley motioned and Council Member True seconded to go back into open session at 8:49 P.M.

The motion carried unanimously.

ADJOURN: There being no further business to come before the Council, Council President Betz motioned and Mayor Shaw seconded to adjourn meeting at 8:50 P.M.

The motion carried unanimously.

**Respectfully submitted
Town Clerk Kerry Chaney**